

Town of West Springfield

ROI-18-C-012

26 Central Street, Suite 23
West Springfield, MA 01089-2785



(413) 263-3041
wreichelt@West-Springfield.ma.us

William C. Reichelt
Mayor

November 16, 2017

Frank Gardner
EPA Region 1 Brownfield Representative
5 Post Office Square, Suite 100
Boston, MA 02109-3912

Dear Mr. Gardner:

The Town of West Springfield, Massachusetts is submitting an EPA Brownfield Cleanup Grant application for the Former Standard Plating Site, Parcel 2. This application is requesting \$200,000. This application, in conjunction with a simultaneous application for Parcel 1 of the same site will abate all contaminants in the soil and water at the site. Once the site has been cleaned, a Request for Proposals will be issued to solicit the redevelopment of the site. The Town is planning for a small commercial business to redevelop the site and create jobs in the area.

The Town has already received and spent \$850,810 of Community Development Block Grant-Disaster Recovery funds. Unfortunately, that funding was not sufficient to fully clean the site. With this additional funding from the EPA, the Town will be able to fully clean the site. Upon receipt of additional funding, the Town will be ready to proceed with the cleanup of the property. Significant cleanup has already occurred and a Phase IV report has been completed for the site. Our next steps are to procure a Licensed Site Professional for this next phase of the cleanup, then procure an environmental cleanup contractor and begin cleanup of the site.

Below is the information required in the cover letter by the grant guidelines.

a. Applicant Identification

Town of West Springfield
26 Central Street
West Springfield, MA 01089-2797

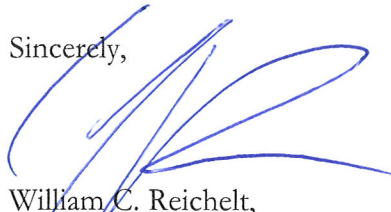
b. Funding Requested

- i. *Grant Type*-Multi-Site
- ii. *Federal Funds Requested*-\$200,000 No cost share waiver is being requested
- iii. *Contamination*-Hazardous substances

- c. *Location*-West Springfield, Hampden County, Massachusetts
- d. *Property Information*-974 Main Street (Parcel 2), West Springfield, MA 01089
- e. *Contacts*
 - i. *Project Director*
Sarah Szczebak, CDBG Project Coordinator
389 Main Street
West Springfield, MA 01089
(413)263-3044
sszczebak@townofwestspringfield.org
 - ii. *Chief Executive*
William Reichelt, Mayor
26 Central Street
West Springfield, MA 01089
(413) 263-3041
wreichelt@townofwestspringfield.org
- f. *Population*
 - i. *General Population*-28,600
 - ii. *Form of Government*-West Springfield, Massachusetts is a municipal form of government
 - iii. *Persistent Poverty*-Hampden County does not have persistent poverty
- g. *Other Factors Checklist*-Please see attached
- h. *Letter from State Environmental Authority*-Please see attached

West Springfield is looking forward to finalizing the cleanup of this site so that redevelopment can begin. This project will have a significant impact for this gateway neighborhood, and for the community as a whole.

Sincerely,



William C. Reichelt,
Mayor

cc: Douglas Mattoon, Director, Planning and Development
Sarah Szczebak, Community Development
Sharon Wilcox, Chief Financial Officer
File

Cover Letter Attachments

1. Other Factors Checklist
2. Letter from State Environmental Authority

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Town of West Springfield, Massachusetts

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	Narrative Page 9
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

October 17, 2017

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Mail Code: OSRR07-3
Boston, MA 02109-3912

RE: STATE LETTER OF ACKNOWLEDGMENT

*City of West Springfield, Application for EPA Cleanup Grant Funds, Former Standard Plating Property,
Parcels 1 & 2, 974 Main Street*

Dear Mr. Gardner:

I am writing to support the proposal submitted by the City of West Springfield (the "City") under the Fiscal Year 2018 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. Funding from EPA will assist the City in the cleanup of the Former Standard Plating Property at 974 Main Street in West Springfield ("site" or "property"). Documented releases of oil and hazardous materials have occurred at the property and are currently tracked under the Massachusetts Department of Environmental Protection (MassDEP) Release Tracking Number (RTN) 1-0018846. Cleanup of the property will allow the issuance of a Request for Proposal to interested developers, facilitating the commercial redevelopment of the property.

On January 23, 2015, Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects including Brownfields. The City's compact was signed on August 19, 2015, ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts!

Sincerely,

Rodney Elliott
Brownfields Coordinator, Bureau of Waste Site Cleanup

ec: Sarah Szczebak, CDBG Project Coordinator
Cynthia Pawlowski, Brownfields Coordinator, MassDEP Western Regional Office
Caprice Shaw, MassDEP Western Regional Office

1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions

The Town of West Springfield, located in Hampden County, Massachusetts, is a close-knit community of approximately 28,600 residents. The community is situated in the heart of the Connecticut River Valley, and takes pride in its small town charm, great natural character, and recreational resources. Although West Springfield is a City by charter, it is officially referred to as a Town, due to its more suburban, town-like character and feel.

Sometimes referred to as the “Crossroads of New England”, West Springfield is traversed by several major highways which allow residents to enjoy the benefits of small town living while still being convenient to job opportunities, transportation, entertainment, and recreation. The Town is approximately 17.5 square miles in area, and is located roughly 90 miles from Boston, 50 miles from Worcester, 25 miles from Hartford, 90 miles from Albany, New York and 135 miles of New York City. The Town has a major intermodal rail facility and supports the CSX rail line between Albany, NY and Boston, MA. West Springfield is also home to The Eastern States Exposition grounds, commonly referred to as “The Big E”, which is the 5th largest fair in the United States. Over 1.5 million visitors attend The Big E annually during its 17-day long fair.

The Former Standard Plating property (“Project Site”) is located in the Merrick neighborhood, which is in the southeast corner of town. The land use patterns in this area reflect the historic role of manufacturing and the rail yard surrounded by supporting residential and commercial uses. In the immediate area of the Project Site, there is a mix of residential, commercial, and industrial uses. The most noteworthy uses in the area are the CSX rail yard, and the Century Plaza shopping center. The remainder of the neighborhood is very dense with smaller businesses and residences. The Merrick Neighborhood is comprised primarily of low-to-moderate income residents. The homes are older and are on small lots. Multi-family homes are common in this area of town.

ii. Demographic Information and Indicators of Need

	Target Area Census Tract 8123	West Springfield	Massachusetts	National
Population	5,447 ¹	28,600 ¹	6,811,779 ²	316,127,513
Unemployment	10.9% ¹	10.6% ¹	5.3% ²	8.3%
Poverty Rate	22.7% ¹	10.9% ¹	10.4% ²	15.5%
% Minority	23.3% ¹	21.1% ¹	32.9% ²	37.8%
Median Household Income	\$36,788 ¹	\$54,585 ¹	\$75,297 ²	\$53,889

¹ Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

² Source: U.S. Census Bureau, 2016 American Community Survey 1-Year Estimates

	Target Area Census Tract 8123	West Springfield	Massachusetts	National
Per Capita Income ¹	\$17,828	\$27,988	\$36,895	\$28,930
Population 17 & Younger ¹	17.4%	15.7%	15.4%	16.6%
Population 65 & Older ¹	7.5%	14.7%	14.7%	15.2%
Disability Status ¹	18.2%	14.2%	11.5%	12.4%
Renter-Occupied Rate ¹	61.4%	39.0%	37.9%	36.1%
Multi-Family Rate ¹	79.3%	44.1%	41.8%	26.1%
Burdened Homeowners* ¹	42.3%	30.3%	30.6%	26.6%
Burdened Renters* ¹	40.7%	43.7%	50.6%	51.8%
Housing Built 1939 or Earlier ¹	58.7%	31.5%	34.0%	13.2%

¹ Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

*Households paying more than 30% of monthly income towards housing costs are considered burdened by HUD

iii. Description of the Brownfields

The Project Site at 974 Main Street consists of two separate parcels, identified as Parcel 1 and Parcel 2. This application is for Parcel 2 only. A separate application is being submitted simultaneously for Parcel 1. The subject property has had a variety of uses over the years. Most relevant to this application is that Parcel 2 was used as a gas station, service station, and auto body shop from 1931 through to 1944. From 1944 through 2011, the site was used for metal plating operations and then the site was abandoned after being damaged by a tornado event in June of 2011.

The Town has spent \$850,810 on building demolition and the cleanup of this property since it was abandoned in 2011. However, additional funding is needed to completely clean the site in accordance with the Massachusetts Contingency Plan (MCP) regulations. An Activity and Use Limitation is needed on the property deed for any future development due to the remaining soil contamination. While the environmental hazards are presently contained and are not at risk for spreading off-site, in its current condition, the site is essentially undevelopable.

The cost of cleaning Parcel 2 to a level that would not require an Activity and Use Limitation on the property deed is approximately \$240,000 (and approximately \$480,000 for the entire site which includes Parcel 1). Cleaning the site to that level would at least double the redevelopment cost of this site. West Springfield property values and rental incomes are not high enough for developers to spend that kind of money on redevelopment and be able to get a return on their investment. Therefore, if this site is not fully cleaned, it will languish as a vacant lot. The Town has already had issues with trash and debris being left on the site, as well as with the illegal parking of cars. If this site continues to sit as a vacant lot, it will contribute to the further decline of this area.

b. Welfare, Environmental, and Public Health Impacts**i. Welfare Impacts**

The Project Site is located in the Merrick neighborhood and is primarily populated by low-income residents. West Springfield has a very high immigrant and refugee population, as compared with other towns in this part of the state. This section of Town has many multi-family properties and is very densely developed. The crime rate is higher in this neighborhood and there are many absentee landlords and blighted properties. As can be seen in the Community Need section above, the poverty rate in this neighborhood is more than double that of the rest of the Town and the State. A large proportion of the residents in this area do not own cars and receive some form of government assistance. As described in the previous section, the lack of development on this site will be detrimental to this neighborhood.

ii. Cumulative Environmental Issues

There are a variety of environmental issues in the vicinity of the Project Site. The site is within a half mile of a landfill, a major highway, a secondary highway, the third largest rail yard in New England, and an electric power plant. The Project Site is within a mile and a half from a sewer treatment facility. The neighborhood has a very high percentage of impervious surface area, and the EF-3 tornado that passed through the immediate project area in 2011 decimated the mature tree population. As a result, there is little vegetation to help filter pollutants from the air and from storm water runoff before it enters groundwater or surface waters. There are also a handful of damaged properties in the neighborhood that still have not been repaired since the tornado which attract illegal dumping.

iii. Cumulative Public Health Impacts

The following contaminants have been confirmed to be present on the site.

- Nickel-Is a known carcinogen. Nickel exposure can cause issues with the heart, skin, immune system and respiratory system.
- Chromium/hexavalent chromium -Is a known human carcinogen. Exposure can cause damage to the immune, respiratory, and renal systems.
- Cadmium-Is known to be a carcinogen. It can cause harm to the following body systems: cardiovascular, gastrointestinal, neurological, renal, reproductive, and respiratory. It can also effect development.
- Petroleum (Total Petroleum Hydrocarbons)-Exposure can cause development issues, blood and liver problems, and harm the immune and renal systems.

All data in this section is from the Agency for Toxic Substances and Disease Registry. These potential health risks could be especially harmful to the population in this area. As noted earlier, residents in this area have higher rates of poverty, disability, and unemployment. These issues would make it even harder for this population to overcome the potential health issues noted above. Furthermore, tornado-damaged and other blighted properties in the area around the Project Site pose a public health threat by attracting illegal dumping and other criminal activity, squatting by homeless persons in structurally compromised abandoned properties, and creating an environment for vermin and other disease carrying animals to thrive.

c. Financial Need**i. Economic Conditions**

EPA Brownfield Cleanup funds are being requested because the Town of West Springfield is unable to fund this project locally. The Town funds nearly 65% of its operating budget via taxation. Over the past several years the Town has had several significant capital projects, which include the construction of a new high school and a new library. The Town has recently begun paying the debt service as it relates to these projects. An additional construction project for a new elementary school is currently in the planning stages, with additional debt service anticipated to be incurred in the next few years. Much of our available taxing capacity is already committed to the payment of these projects as well as recurring operating costs. The Town of West Springfield, located in the Western part of Massachusetts has not seen the rebound of real estate values as has occurred in the Eastern part of the State. As a result, due to the constraints of Proposition 2 ½, the taxing capacity in West Springfield is not growing at the same pace as are operating costs. This leaves the Town with less ability to increase taxes, as our taxing capacity is limited by Proposition 2 ½. The cleanup of 974 Main Street will result in added value to our real estate base and thus potentially increased taxing capacity in the future.

The Town was able to secure \$850,810 in Community Development Block Grant funding, through a one-time opportunity through Disaster Recovery funding. This funding has already been spent on the cleanup and remediation of the site, but it was not enough to fully clean the site. The additional funding from the EPA Cleanup Grant will be sufficient to clean the site.

ii. Economic Effects of Brownfields

The former Standard Plating site has been a blight to the neighborhood, has decreased property values, and has been a drain on Town resources. Prior to the demolition of the building on the site, the police were very busy keeping people off of the property. The former owner of the property was not in a financial position to clean the site, and the Town spent a great deal of time trying to work with him on a solution. Eventually, the Town took ownership with a Deed in Lieu of Foreclosure. Prior to that, multiple Town departments spent countless hours working on issues related to this property.

The Town Assessor values the property at \$25,000 in its current state, with present levels of contamination. Any potential buyer would be aware of the need for an Activity and Use Limitation, as well as the ongoing groundwater testing and reporting that is needed. Once the site has been fully cleaned, the Town Assessor says the value of the property would be in the \$90,000 to \$110,000 range. While that amount of money would be beneficial for the Town to receive, the greater advantage will be the ongoing taxes on the higher value of the property that the Town will receive for years. This will help offset the time and energy the Town has already invested into the site.

2. **PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS**

a. **Project Description**

i. Existing Conditions

The Town has already spent \$850,810 on the environmental cleanup of the Project Site, including the removal of a dilapidated building. Over 1,700 tons of contaminated soils have been removed from the 0.61 acre site and contaminated groundwater has been treated extensively. The site is currently a vacant lot. Due to funding limitations, not all of the soil contamination was able to be treated to reduce the contamination to below allowable levels. Approximately 450 cubic yards of processed concrete materials (that were stabilized on-site for leachable metals) were placed in an open excavation pit. In general, this processed/stabilized concrete was placed from approximately three to eight feet below the former building floor grade, and then off-site backfill was placed on top. An Activity and Use Limitation (AUL) will be required before any development can occur on the subject site Parcel 2 (as well as on the abutting Parcel 1, for which a separate Brownfield Cleanup Grant application is being simultaneously submitted).

The Town would like to issue a Request for Proposals to interested developers for the reuse of the site. In its current condition, only a commercial use would be allowed. Due to the remaining contamination and the AUL, the development costs are prohibitive. One option for a potential developer would be to clean the site completely (instead of the Town requesting grant funds in this application for the same purpose). The cost for this is approximately \$480,000. Once the site was clean, a developer would then have the cost of actually developing the site. Depending on what the developer proposes, the cost of the redevelopment would likely be in the \$400,000 to \$600,000 range (based on recent data from the West Springfield Building Department for commercial construction in the 3,500 to 5,000 square foot building range). If the developer were to clean the site themselves, it would essentially double their investment in the site. The market in West Springfield is not at a level where a developer could be successful spending so much money on such a small site.

The other option for a developer would be to work within the restrictions of the AUL. The developer would have to hire a Licensed Site Professional (similar to a Qualified Environmental Professional) to determine what would be allowable, where the current contaminants are, to oversee the project and ensure compliance with all applicable regulations, and to complete the appropriate reports and notifications. Depending on the developer's plans, the cost for an LSP would be \$12,000 to \$25,000 or more. The developer would incur additional expense to hire licensed hazardous waste contractors to do the site work who are experienced in working around contaminants.

In either scenario, it is highly unlikely that a local developer would have the finances, expertise, or determination to redevelop such a difficult site. Although West Springfield is not entirely built out, there is not a great deal of open land available for commercial development. However, it would be more cost effective for a developer to purchase a site with an existing building, demolish that building, and build from scratch, rather than purchase the former Standard Plating site with its current levels of contamination.

ii. Proposed Cleanup Plan

From the ABCA, the alternative that makes the most sense for this site is in-situ remediation of the petroleum contaminated soils and the removal and off-site disposal of the remaining contaminated soils and processed concrete on the site. In-situ remediation has been shown to be effective in stabilizing leachable metals in site soils, but still requires off-site disposal because it does not reduce the total metals concentrations.

iii. Alignment with Revitalization Plans

The Town, through its Community Development Office, has been working closely with the West Springfield Redevelopment Authority (WSRA), a public entity, separate from the Town government. Once the site has been cleaned, the Town proposes to transfer the property to the WSRA to oversee the redevelopment. The WSRA has created a 30 page draft Request for Proposals. Once the site has been completely cleaned, the RFP will be finalized and released.

The WSRA has established the following goals for the redevelopment of the Property:

- To redevelop the Property in a manner that adds to the quality of the Merrick neighborhood.
- To achieve the redevelopment of the Property that respects stakeholder and neighborhood input.
- To promote and enhance the southern gateway to the Merrick neighborhood.
- To provide the greatest benefit to the Town of West Springfield.
- To attract and enable economically viable development that is consistent with realistic market opportunities.

The WSRA is seeking reuses of the Property that are compatible with the surrounding residential uses and that will promote community revitalization and redevelopment efforts. Uses such as neighborhood-oriented retail, eating/drinking establishments and professional services, community facilities, educational/recreational and arts/cultural institutions are encouraged.

In addition to any use prohibited by the zoning, the WSRA will not consider the following reuses of the property:

- Parking as a principal use,
- Establishments providing drive-through service of any type,
- Drive-up, take-out, or fast-food restaurants,
- Automobile dealerships,
- Rental and leasing of motor vehicles or trailers,
- Auto servicing and repair, and
- Gasoline filling stations

In an open meeting with stakeholders and neighbors regarding the redevelopment of the site, the WSRA received the following feedback. Meeting participants were less concerned with the types of specific businesses which may be built on the parcel, and more

concerned with how a business would operate along with associated traffic circulation in and surrounding the new building. Drive-through operations of any kind and the associated continuous traffic generated is strongly discouraged due to the already congested, densely built nature of the neighborhood. On-site parking sufficient to accommodate all vehicles of both workers and customers is strongly desired due to existing narrow roadways surrounding the site. In the best of all uses, meeting participants feel a small office building type operation having regular 9-5 business hours during the week and limited hours, if any, on weekends is highly desirable. Pungent cooking odors associated with food preparation exhaust fans are to be avoided, as well as night time security lighting which may bleed off-site; both conditions will negatively affect the residential quality of life in this tightly built, mature neighborhood. Finally, no stand-alone bar rooms, serving alcohol predominately, and prone to outside noise and uncivil disturbances, would be welcomed under any circumstances.

Proposals will be considered complete and responsive and will be reviewed by the WSRA if the Proposal was submitted on or prior to the submission deadline, and contains, at a minimum, all of the required elements, including all required forms and certifications. Failure to meet any submission requirement shall result in rejection of the Proposal from any further consideration.

The following Comparative Criteria will be used in evaluating all proposals:

- Proposer track record, including relevant experience with the redevelopment of comparable projects,
- Project feasibility, including consistency with redevelopment goals and encouraged uses, while taking into account stakeholder and neighborhood preferences,
- Financial capacity of the Proposer,
- Readiness to proceed and to complete the project in a timely manner,
- Proposed transaction terms for the Property,
- Quality of the Proposer's references, and
- Intangible benefits to the Merrick neighborhood and the Town as a whole.

b. Task Descriptions and Budget Table

i. Task Descriptions

Abatement Design and Procurement (\$10,000)-The Town will hire a Licensed Site Professional (LSP) to create technical specifications for the site abatement. The Town's Procurement Officer will oversee the procurement of the LSP, as well as the procurement of the contractor to perform the abatement. All applicable Federal, State, and local regulations will be followed.

- Outcomes and Outputs: The procurement of a Licensed Site Professional, the creation of bid-ready cleanup specifications, and the creation and execution of contracts with a Licensed Site Professional, and all needed cleanup contractors.

In-Situ Remediation (\$55,000)-In-situ remediation of the petroleum contaminated soils on site through borehole and/or well injections and/or via mixing into the excavation. All cost share funds will go towards cleanup costs.

- Outcomes and outputs: Treatment of petroleum contaminated soils so that a MCP Permanent Solution can be achieved at the site without the need for an AUL on the property deed.

Soil Abatement (\$149,000)- Excavation and off-site disposal of metals-contaminated soils and processed concrete remaining on site. All cost share funds will go towards cleanup costs.

- Outcomes and Outputs: Complete abatement of soil contamination, so that a MCP Permanent Solution can be achieved at the site without the need for an AUL on the property deed.

Reporting, Compliance, and Oversight (\$26,000)- Project oversight, compliance with all applicable Federal, State, and local regulations, and all needed and required reports before, during, and after cleanup activities.

- Outcomes and Outputs: Confirmation that the site has been cleaned of all contaminants and that all work was completed legally.

ii. Budget Table

Budget Categories	Projected Tasks (\$)				TOTAL
	Abatement Design & Procurement	In-Situ Remediation	Soil Abatement	Reporting, Compliance & Oversight	
Personnel	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual (Environmental Cleanup Contractor)	\$0	\$55,000	\$149,000	\$0	\$204,000
Other (Licensed Site Professional)*	\$10,000	\$0	\$0	\$26,000	\$36,000
Total Federal Funding	\$10,000	\$44,000	\$120,000	\$26,000	\$200,000
Cost Share	\$0	\$11,000	\$29,000	\$0	\$40,000
Total Budget	\$10,000	\$55,000	\$149,000	\$26,000	\$240,000

*LSP is similar to Qualified Environmental Professional

c. Ability to Leverage

Source	Purpose/Role	Amount (\$)	Status
CDBG-Disaster Recovery	Cleanup & administration	\$850,810	Secured and expended
Town of West Springfield	In-kind services towards the management of the cooperative agreement	\$10,000	Secured

Please see the attached funding letters. No additional leveraged funds will be needed to complete the cleanup of the site.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**a. Engaging the Community**

The Town has been involved with this project since 2014. As part of the redevelopment vision for this property, the West Springfield Redevelopment Authority (WSRA) has met extensively to develop a Request for Proposals for the redevelopment of this site. A public meeting was held as part of that process to determine what abutters to the project would want to see at the site, as well as what uses they would not like to see.

A public meeting was held on November 9th for interested parties to learn more about this EPA Cleanup grant application, the project, the draft ABCA, and to comment or ask questions. The meeting was advertised on the Town's website, the Town's Facebook page, and in the local newspaper. Flyers for the meeting were delivered door to door to residents and businesses in the immediate vicinity of the project. These flyers were distributed in English, Spanish, and Russian. All notices specified that translation services were available upon request. The notices also advised interested parties that they could call or stop by the Community Development Office with questions or to view the draft ABCA.

Neighborhood groups and various Town departments were also invited to the meeting and to comment on the project. Any questions or comments were addressed and responded to. Any questions regarding the cleanup of the property were referred to the Licensed Site Professional in attendance.

Throughout the cleanup and redevelopment of the site, the public will continue to be made aware of what steps are next and opportunities for input. All notifications will be translated to languages most commonly spoken by residents of the immediate area. If additional translations are needed, the Town will hire professional translators to attend meetings or translate documents. Future notifications will be posted on the Town website and Facebook pages. Notices will also be delivered door-to-door to those who live in the immediate project area.

b. Partnerships with Government Agencies

The Massachusetts Department of Environmental Protection will be involved in ultimately overseeing this project and receiving all required reporting documents. All Town departments, including the Mayor's office, the Planning Department, Health Department, and Building Department fully support this application and cleanup effort. The West

Springfield Health Department will be available to all concerned parties that may have questions before, during, and after the cleanup process.

The WSRA is an independent body politic and corporate and is not a municipal agent. The WSRA has been working closely with the Town on this project. The WSRA will oversee the redevelopment of the site once the cleanup has been completed.

c. Partnerships with Community Organizations

i. Community Organization Descriptions & Roles

The West Springfield Precinct 1 & 2 Committee (P12C) will be working with the Town on this project. The P12C is a local non-profit that is a subsidiary of West Side Neighborhood Rehab, Inc. The main role that the P12C will have is to help disseminate information to local residents.

The West Springfield Environmental Committee will provide input on the cleanup and redevelopment of the site by attending relevant public meetings. The Committee will use their monthly meetings to help inform the community of the progress of the project and to provide a forum for those who wish to comment or ask questions about the project.

ii. Letters of Commitment

Please see the attached letters of commitment from the Precinct 1 & 2 Committee and the Environmental Committee. No sub-awards are to be made to community organizations.

d. Partnerships with Workforce Development Programs

The Town of West Springfield endeavors to hire locally when feasible and economically viable. There are no Brownfield job training grant awardees in the Western Massachusetts area. It is hoped that the eventual organization that redevelops the site will hire locally. The ultimate goal of this project is to redevelop this site into a use that creates jobs.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

The removal of hazardous contaminants from the project site will benefit the residents of the immediate project area as well as the residents of the broader area. There are several multi-family homes and one business directly abutting the site, as well as many others that are very close by. These residents will be safe from any potential contamination once the cleanup is complete. Although much has already been accomplished by the Town at this site (demolition of the dilapidated building and removal of many contaminants), there is still more work to be done so that this area is safe for those who live, work, and visit there.

b. Economic and Community Benefits

The ultimate goal of this project is to clean the site so that it can be redeveloped without restrictions or further monitoring. There will be many beneficiaries once the redevelopment occurs. The neighborhood residents will benefit from having a new, vibrant business in the area. The Town will benefit by having the property restored to the tax rolls. The new business on the site will create jobs for local residents. Slightly less intangible benefits include the elimination of a site that could attract illegal activity. An open lot often provides an

invitation for illegal dumping, parking, and other activities. This site will not be redeveloped if it is not cleaned of all contaminants. It would not be financially feasible for a developer to clean the site, or even to work within the constraints of an Activity and Use Limitation. The Town is not in a position to finance the remainder of the needed cleanup at the site. Without grant funding, it is likely the contaminated site will remain in its current state indefinitely.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings

The Town's annual audit has not indicated any adverse audit findings. The Town has not had issues with the administration of grants.

b. Programmatic Capability

The Town employee who will have primary oversight and responsibility for the grant and this project is Sarah Szczebak, in the Community Development Office. Sarah has 12 years of experience in management of Federally-funded projects. Sarah has a Master's Degree in Regional Planning and has worked on a variety of types of grant projects. Sarah will be responsible for insuring compliance with all administrative and financial aspects of the grant. The Town will procure a Licensed Site Professional to oversee all technical aspects of the grant and regulatory implications.

Other Town employees who may have a role in the grant are Douglas Mattoon (Director of Planning and Development Department, Sharon Wilcox (Chief Financial Officer and Town Accountant), Sandra Wrona (Assistant Town Accountant and Procurement Officer), and Kathleen O'Brien-Moore (Collector Treasurer).

The Town is ready to proceed with this project. Once grant awards are made, the Town will solicit bids from environmental consulting firms to obtain a contract for the services of a Licensed Site Professional (LSP). Alternatively, the Town may have an on-call contract for an LSP by the time awards are made. There are several qualified companies in the area that the Town has worked with in the past. Sarah Szczebak and Sandra Wrona will oversee this procurement process. Once an LSP has been procured, bids will be solicited for the actual cleanup work. The LSP, Sarah Szczebak, and Sandra Wrona will oversee this bidding process.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The anticipated outputs for the project are the in-situ treatment of petroleum contaminated soils (Alternative #5 from the ABCA) and the excavation with off-site disposal of the treated petroleum contaminated soils, the metals contaminated soils, and the metals contaminated concrete (Alternative #3 from the ABCA).

The proposed outcomes are that an Activity and Use Limitation will not be needed for the soil contamination because the site will be cleaned to standards within the allowable limits by the EPA and the Massachusetts Department of Environmental Protection. The ultimate outcome will be that the site is redeveloped, jobs are created, and the property is restored to the tax rolls.

d. Past Performance and Accomplishments**i. Currently or Has Ever Received an EPA Brownfields Grant****West Springfield Trade Center**

1. *Accomplishments*-West Springfield received EPA assessment and cleanup grants for this project. The site was formerly a locomotive repair facility. It is now a business condo complex. The town cleaned 5.75 acres of a variety of contaminants including petroleum products, lead, asbestos, PCBs, VOCs, and metals. Assessment and cleanup complete. Redevelopment ongoing. The project was completed in 2010.
2. *Compliance with Grant Requirements*-All grant requirements were met. Reporting was completed in a timely fashion.

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

Not applicable

iii. Has Never Received Any Type of Federal or Non-Federal Assistance Agreements

Not applicable

List of Attachments for Narrative

1. Letters of Commitment
 - a. Precinct 1 & 2 Committee
 - b. Environmental Cleanup Committee
2. Commitment letters for Leveraged Funding
 - a. CDBG-Disaster Recovery
 - b. Town Commitment

West Side Neighborhood Rehab, Inc.

Precinct 1 & 2 Neighborhood Committee

Date

10/30/17

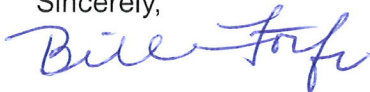
Sarah Szczebak
Office of Community Development
389 Main Street
West Springfield, MA 01089

Dear Ms. Szczebak:

We are writing this letter in support of the Town's application to the EPA for Brownfield Cleanup funds to further address the hazardous contamination at the former Standard Plating site at 974 Main Street. The building was a blight on the neighborhood. The redevelopment of this site, once the environmental hazards have been removed, will be a significant improvement to this area of Town.

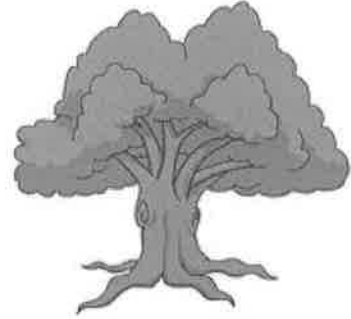
The Precinct 1 & 2 Committee is pleased to work with the Town on this project. We will provide consultation with the Town throughout the course of the project. We will work to help notify the community of any updates with the project and to address any concerns that residents may have. We will provide regular updates to the constituents at our regular monthly meetings. We would be happy to assist the Town in any other manner possible during the course of this project.

Sincerely,



Bill Forfa
President, West Side Neighborhood Rehab, Inc.

**West Springfield
Environmental Committee, Inc.**



November 8, 2017

Ms. Sarah Szczebak
Office of Community Development
389 Main Street
West Springfield, MA 01089

Dear Ms. Szczebak:

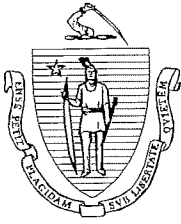
We are writing this letter in support of the Town's application to the EPA for Brownfield Cleanup funds necessary to further address the hazardous contamination at the former Standard Plating site at 974 Main Street, West Springfield. We believe that the cleanup and redevelopment of this site will be a significant improvement to the Merrick Neighborhood.

The Environmental Committee and its members are happy to lend our support to the Town on this project. Our members will attend public meetings to advocate for the project and to help inform the community of the latest developments. We will use our Committee's monthly meetings to provide a forum for updates on the project to the public and any residents' concerns that are raised will be relayed to the Town.

Sincerely,

A handwritten signature in dark ink, appearing to read "Alan B. Cabot". The signature is fluid and cursive, with the first name "Alan" being more prominent.

Alan B. Cabot, President,
West Springfield Environmental Committee, Inc.
PO Box 388
West Springfield, MA 01090



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ♦ Aaron Gornstein, Undersecretary

DEC 19 2013

The Honorable Gregory C. Neffinger
Mayor, Town of West Springfield
26 Central Street, 2nd Floor
West Springfield, MA 01089

Dear Mayor Neffinger:

On behalf of Governor Deval Patrick, I am pleased to award the Town of West Springfield, a FY 2013 Disaster Recovery grant in the amount of up to \$750,000 from the Massachusetts Community Development Block Grant Disaster Recovery (CDBG-DR) Program. These federal funds are provided by the Commonwealth for the Union Street Park project, as outlined in the Town's FY 2013 CDBG-DR Letter of Interest and online application. This award is contingent on the Town's execution of a grant contract with DHCD and the satisfaction of its special conditions and requirements. Details of the grant will be included in the grant contract.

The Massachusetts Community Development Block Program staff is available to provide technical assistance and to answer any questions you may have. Please contact Mark Siegenthaler for further information. He can be reached at (617) 573-1426.

Congratulations once again. I look forward to working together to address West Springfield's community development needs.

Sincerely,

A handwritten signature in cursive script, appearing to read "Aaron Gornstein".

Aaron Gornstein
Undersecretary



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Kornegay, Undersecretary

The Honorable Edward C. Sullivan
Mayor, Town of West Springfield
26 Central Street, 2nd Floor
West Springfield, MA 01089

Dear Mayor Sullivan:

On behalf of Governor Charles D. Baker, it is my pleasure to award the Town of West Springfield an additional \$100,810 in FY 2013 Disaster Recovery funds for a total award of up to \$850,810 from the Massachusetts Community Development Block Grant Disaster Recovery (CDBG-DR) Program. These federal funds are provided by the Commonwealth for the Merrick Neighborhood Site Demolition and Redevelopment project.

Use of these funds is contingent upon execution of a CDBG grant contract amendment with the Department of Housing and Community Development (DHCD) along with a grant amendment in DHCD's on-line Grant Management System. We will send your grant contract amendment to the contact person identified in your application.

If you have any questions concerning this additional grant award, please contact Mark Southard, Community Development Manager, Division of Community Services, at (617) 573-1436.

Sincerely,

Chrystal Kornegay

Chrystal Kornegay
Undersecretary

cc: *Sharon*
Joe

Town of West Springfield

26 Central Street, Suite 23
West Springfield, MA 01089-2785



(413) 263-3041
wreichelt@West-Springfield.ma.us

William C. Reichelt
Mayor

November 6, 2017

Ms. Sarah Szczebak
CDBG Project Coordinator
Community Development Office
389 Main Street
West Springfield, MA 01089

Dear Ms. Szczebak:

The Town of West Springfield is committed to spending \$10,000.00 of in-kind services for the Standard Plating project at 974 Main Street as part of our application to the Environmental Protection Agency for Brownfield Cleanup funding. These in-kind services will be in the form of staff time for work performed on this project. Specifically, the majority of the time devoted to the project will be the time of the Community Development Office staff, who will have primary oversight responsibility for this project. Additional in-kind services provided by the Town of West Springfield will include staff time devoted to the project by the Planning and Development Office, the Mayor's Office, the Department of Public Works, and the Finance Department.

The Town of West Springfield fully supports the cleanup and redevelopment of the former Standard Plating site. The remediated and redeveloped of this site will have a significant impact on the neighborhood.

Sincerely,

William C. Reichelt
Mayor

CC: Douglas Mattoon, Director Planning and Development
Rob Colson, Director, Department of Public Works
Sharon Wilcox, Chief Financial Officer
File

1. Applicant Eligibility

The City of West Springfield, Massachusetts is a general purpose unit of local government.

2. Site Ownership

The Town of West Springfield is the legal owner of the property. The deed was signed on March 21, 2016 and recorded in the Hampden County Registry of Deeds in Book 21104 Page 473.

3. Basic Site Information

- a. Name of Site: Former Standard Plating Site-Parcel 2
- b. Address of Site: 974 Main Street, West Springfield, MA 01089. The post office has not assigned an additional four digits to the zip code because the site is presently vacant.
- c. Current Owner of Site: The current owner of the site is the Town of West Springfield, Massachusetts
- d. If not the current owner, planned date of acquisition: Not applicable-The Town of West Springfield took ownership on March 21, 2016 and is the current owner of the site.

4. Status and History of Contamination at the Site

- a. Whether site is contaminated by petroleum or hazardous substances: The site is contaminated by hazardous substances.
- b. Operational history and current use(s) of the site: Beginning as early as 1896, there was a residential dwelling on subject Parcel 2. By 1931 there was an auto sales and service station on the site, with earlier historical mapping showing gasoline underground storage tanks (USTs) in use at that time. In 1944, a metals plating facility occupied the site (as well as the abutting Parcel 1), and that business became the Standard Plating Company in 1976. In 2011 there was a tornado in West Springfield which severely damaged the building. Several months later, a severe blizzard damaged the site even further. The building and company were abandoned after these events. In 2012, the Massachusetts Department of Environmental Protection issued a Unilateral Administrative Order requiring an investigation of the site to the former owner. In March of 2014, a Phase I Tier classification was submitted to the State by the former owner. By September of 2014, the Town of West Springfield began conducting due diligence investigations on the site. The Town obtained ownership of the property in March 2016. After obtaining Community Development Block Grant funding from the Massachusetts Department of Housing and Community Development, the Town issued an RFP for the demolition and cleanup of the site. The building was demolished in early 2016 and then cleanup of the contaminated soils and groundwater continued through October 2016. At that point in time, the funding was exhausted. Presently, an Activity and Use Limitation would be required for the remaining soil contamination before any development can occur. The site is presently a vacant lot that has been backfilled to grade following earlier building demolition and cleanup work.

- c. Environmental concerns, if known, at the site: Prior to the partial cleanup that was completed in late 2016, subsurface investigations indicated that shallow site soils were contaminated by elevated concentrations of metals from former plating operations in two primary areas of concern beneath the building floor, with one of those areas on Parcel 2. The source of those impacts was likely from the plating solutions entering floor drain pits in those immediate areas, as well as potentially through seepage from cracks in the concrete floor and pits. Also in an area where underground storage tanks (USTs) were located, elevated concentrations of petroleum-related compounds were present in subsurface soils, and light non-aqueous phase liquid (LNAPL) was present in one groundwater monitoring well installed in that area.

The cleanup response actions completed to date has included the following: excavation, on-site treatment and stabilization for leachable metals, and off-site disposal of metals-contaminated soils (and metals-contaminated concrete); removal of five abandoned USTs previously used for storage of gasoline or fuel oil; removal of 20,000 gallons of petroleum contaminated groundwater for on-site treatment; removal of petroleum-contaminated soils for off-site disposal; and removal of soils impacted by chlorinated volatile organic compounds in an isolated area. Based on the remaining contaminant levels in site soils (including the processed/stabilized metals contaminated concrete), unacceptable risk to human health for potential future redevelopment scenarios exists at the site. Therefore, an Activity Use Limitation (AUL) would need to be placed on the property to restrict future uses.

- d. How the site became contaminated, and to the extent possible, describe the nature and extent of the contamination: The site became contaminated by the previous automotive and service station uses on the site, and, more recently, the former metals plating operations. While used as a plating operation, there were several floor drains or pits in the building and the concrete floors were in poor condition. The five abandoned USTs that were removed from the site as part of cleanup were apparently part of those earlier service station operations. These factors contributed to the contamination on the site. Presently at Parcel 2, there are concentrated areas of metals contaminated soils and treated chromium contaminated concrete in soils less than 10 feet below grade, and petroleum contaminated soils at deeper depths near or at the groundwater table.

The cleanup response actions completed on subject Parcel 2 to date have included the following:

- removal of five USTs;
- excavation, on-site treatment and stabilization for leachable metals, and off-site disposal of 1,123 tons of soils (and metals-contaminated concrete) from Parcel I and Parcel II;
- processing of an additional 450 cubic yards of concrete materials, on-site treatment (for hexavalent chromium) and stabilization for leachable metals in that processed concrete, and placing that remediation waste within an existing excavation area on Parcel II at depths at least three feet below grade;

- excavation and off-site disposal of 611 tons of petroleum-contaminated soils (also containing some metals contamination) with dewatering efforts that involved limited groundwater treatment for dissolved petroleum contaminants;
- removal of 20,000 gallons of petroleum contaminated groundwater for on-site treatment;
- and excavation and off-site disposal of 30 tons of shallow chlorinated VOC-contaminated soils in a limited area.

As part of this work, the LSP collected numerous confirmatory soil samples from the different excavation areas. In the shallower soils, hexavalent chromium and nickel were detected above risk-based cleanup levels in some samples, and in the deeper soils petroleum compounds were also detected above risk-based cleanup levels in some samples. Unfortunately, with the limitations of the previous funding, not all of the contaminated soil was able to be removed. Also, the processed concrete (with elevated nickel levels) could not be disposed off site, but rather was placed in the excavation due to funding limitations. However, the petroleum-contaminated groundwater with LNAPL was cleaned up to risk-based standards.

5. Brownfields Site Definition

The Former Standard Plating Site-Parcel 2 meets the definition of a Brownfield Site as the redevelopment of the abandoned site is complicated by the presence of hazardous substances. The site is:

- not listed or proposed for listing on the National Priorities List;
- not subject to any unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- not subject to the jurisdiction, custody, or control of the United States government.

6. Environmental Assessment Required for Cleanup Proposals

Date	Owner	Report
3/2013	Former Owner	Phase I-Initial Site Investigation Report
3/2015	Town of West Springfield	Phase II-Comprehensive Site Assessment & Immediate Response Action Plan
5/2015	Town of West Springfield	Phase III- Identification, Evaluation and Selection of Comprehensive Remedial Action Alternatives and Phase IV-Implementation of the Selected Comprehensive Remedial Alternative
1/2016	Town of West Springfield	Phase IV & IRA Status Report
7/2016	Town of West Springfield	Phase IV IRA Status Report and Phase IV Modification Plan
1/2017	Town of West Springfield	IRA Completion Report

7. Enforcement or Other Actions

There are no ongoing or anticipated environmental enforcement or other actions related to this site.

8. Sites Requiring a Property-Specific Determination

The Former Standard Plating Site-Parcel 2 does not include

- properties subject to planned or ongoing removal actions under CERCLA;
- properties with facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Resource Conservation and Recovery Act, the Federal Water Pollution Control Act, the Toxic Substances Control Act, or the Safe Drinking Water Act;
- properties with facilities subject to RCRA corrective action to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures;
- properties that are land disposal units that have submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit;
- properties where there has been a release of polychlorinated biphenyls (PCBs) and all or part of the property is subject to TSCA remediation; and
- properties that include facilities receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund.

9. Site Eligibility and Property Ownership Eligibility

- a. The Town of West Springfield took ownership of the abandoned site on March 21, 2016. All contamination occurred prior to that date. The Town is not liable in any way for the contamination on the site. The Town is not affiliated with the person and company responsible for the contamination. The Town signed a Covenant Not to Sue with the State of Massachusetts on April 8, 2016 (please see attachments). The Town conducted due diligence investigations between September and December 2014. A Phase II Comprehensive Site Assessment and Immediate Response Action (IRA) Plan was completed in March 2015 for the Town by its environmental consultant and Licensed Site Professional, Tighe & Bond. A Phase I report was completed in March 2014 by the previous owner. A Phase III Identification, Evaluation, and Selection of Comprehensive Remedial Action Alternatives and a Phase IV Implementation of the Selected Comprehensive Remedial Alternative with a Modified IRA Plan report were completed for the Town in May 2015. This report was completed within one year of the Town taking ownership of the property. Once the Town took ownership of the site, steps were taken to secure the site and to prevent any further releases and exposures to the contaminants on site. There have been no further releases since the Town has taken ownership. There are currently no land-use restrictions on the site.
 1. The Town of West Springfield is NOT liable for the contamination at the site under CERCLA §107. All contamination at the site occurred prior to the Town's ownership of the site. The Town took possession of the site through a Deed in Lieu of Foreclosure.
 2. Information on Liability and Defenses/Protections
 - a. Information on the Property Acquisition: The Town of West Springfield took possession of the property on March 21, 2016 through a Deed in Lieu of Foreclosure from Standard Plating, Inc. The Town has not had, nor does it currently have, any familial, contractual, corporate, or financial relationship with the prior owner and responsible parties.
 - b. Timing and/or Contribution Toward Hazardous Substances Disposal: All disposal of hazardous substances at the site occurred before the Town acquired the abandoned property. The Town did not cause or contribute to any release of hazardous substances at the site. The Town has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

c. Pre-Purchase Inquiry

i)

Date	Report Completed For	Report
3/2013	Former Owner	Phase I-Initial Site Investigation Report
3/2015	Town of West Springfield	Phase II-Comprehensive Site Assessment & Immediate Response Action Plan
5/2015	Town of West Springfield	Phase III- Identification, Evaluation and Selection of Comprehensive Remedial Action Alternatives and Phase IV- Implementation of the Selected Comprehensive Remedial Alternative
1/2016	Town of West Springfield	Phase IV & IRA Status Report
7/2016	Town of West Springfield	Phase IV IRA Status Report and Phase IV Modification Plan
1/2017	Town of West Springfield	IRA Completion Report

ii) All investigations and site assessments were performed by Tighe & Bond, an environmental consulting firm with multiple offices throughout New England. All work was completed by Licensed Site Professional (LSP), a Massachusetts designation similar to Qualified Environmental Professionals. LSPs are regulated by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, which is overseen by the Massachusetts Department of Environmental Protection.

iii) Although the Phase I environmental site assessment was conducted more than 180 days prior to the date the property was acquired, a Phase IV assessment was completed within two months of the acquisition of the property. Therefore, the Town qualifies as a bona fide prospective purchaser.

d. Post-Acquisition Uses: When the Town took ownership of the site, there was an abandoned, dilapidated building on the site. The building was not in use at the time of acquisition. There have been no users of the site since the Town has taken ownership. The building was demolished in March of 2016. There are no users of the site at this time.

e. Continuing Obligations: Immediately upon taking ownership of the site, the Town boarded and secured the building on the site. Shortly before demolition

began, fencing was installed around the site perimeter. The demolition occurred immediately after the Town taking ownership of the site. Prior to taking ownership of the site, the Town was awarded a Community Development Block Grant from the Massachusetts Department of Housing and Community Development to assist with the demolition and cleanup of the site. The total amount of funding awarded was \$850,810.00. A substantial amount of work was completed within eight months of the Town taking ownership of the site. In addition to building demolition, this work primarily entailed UST removals, and contaminated soil and groundwater remediation. The concrete floor of the building was heavily contaminated. The concrete that was processed and treated on site, remains secured on site. Due to the limited financial resources, removal of all contaminants on site was not possible. The level of contaminants on site is such that an Activity and Use Limitation is required on the property deed. Both the soils and concrete contamination on the site are stabilized such that there will not be any future releases. There is no risk of exposure to anyone on or near the site in its present use (vacant lot). The Town, the environmental consultant, and all workers on the site complied with all land-use restrictions and institutional controls. All legally required notices were provided. All the work that was completed on the site was done in accordance with Federal, State, and local regulations.

b. Property Ownership Eligibility-Petroleum Sites

Although there is petroleum on this site, it is not considered a petroleum site as it is primarily contaminated with hazardous substances (nickel, cadmium, and hexavalent chromium).

10. Cleanup Authority and Oversight Structure

- a. Describe how you will oversee the cleanup at the site(s): The Massachusetts Department of Environmental Protection regulates cleanup of sites where release of oil and/or hazardous materials has occurred through the Massachusetts Contingency Plan (MCP) regulations. A Release Tracking Number has been assigned to the site. If the grant is awarded, a Licensed Site Professional (LSP) will be procured, if the Town does not have an on-call contract in place at that time. Massachusetts has a privatized process for the cleanup of hazardous sites under the MCP. LSPs work on behalf of owners to oversee the assessment and cleanup of contaminated sites, and are licensed by the State Board of Registration of Hazardous Waste Site Cleanup Professionals.

The LSP will insure that the site cleanup will comply with all Federal, State, and local regulations, as applicable. The LSP will report directly to the Town's Community Development Office, under the supervision of the Planning and Development Department. Any contractors required to be hired for this project, including for cleanup, will be procured following all applicable Federal, State, and local regulations.

- b. If access to adjacent or neighboring properties is needed, provide your plan to acquire access to relevant property(ies): The cleanup of this site will not impact adjacent or neighboring properties. Access to other sites will be obtained as needed for the cleanup.

11. Community Notification

The community was notified of the Town's intent to apply for an EPA Brownfields Cleanup Grant in a variety of ways and was allowed the opportunity to comment on the draft proposal.

- a. The community was provided with the opportunity to comment on the draft Analysis of Brownfield Cleanup Alternatives (ABCA). Please see the attached draft ABCA.
- b. The community was notified by various methods regarding the grant application, ABCA, and the opportunity to comment. Legal notices were published in the local newspaper, The West Springfield Record, on October 19, 2017 and November 2, 2017. Additional notification was in the local paper on October 19, 2017 in the "For the Record" section. Information regarding the public meeting was also posted on the Town's Facebook page and the local access television channel. A flyer was also distributed door-to-door to immediate abutters of the project site. The flyer was distributed in English, Spanish, and Russian. Please see documentation in the attachments.
- c. A public meeting was held on November 9, 2017. Please see the attachments for a summary of the public comments received, responses to those comments, meeting notes, and meeting sign-in sheets.
- d. Please see the attachments for a summary of the public comments received, responses to those comments, meeting notes, meeting sign-in sheets, and other required documents.

12. Statutory Cost Share

- a. The Town of West Springfield will contribute a cost share of 20% of the total amount of funds awarded. The cost share will be in the form of a financial contribution, which will come from non-federal, town funds.
- b. We are not requesting a hardship waiver for the cost share portion of the grant.

List of Attachments for Threshold Criteria

1. Deed to site
2. Covenant Not to Sue
3. Community Notification Documentation
 - a. Draft ABCA
 - b. Copy of Ads to Public
 - c. Summary of Comments Received
 - d. Responses to Public Comments
 - e. Public Meeting Minutes
 - f. Meeting Sign-In Sheet
4. Cost Share Documentation

Deed to Site

Property Address: 964 Main Street, West Springfield, Massachusetts

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that **STANDARD PLATING, INC.**, a Massachusetts corporation with its principal place of business at 976 Main Street, West Springfield, Hampden County, Massachusetts (the "Grantor"),

for consideration of **ONE AND 00/100 (\$1.00) DOLLAR**, and in full release by the Grantee hereinafter defined of the Grantor of all real estate taxes, water charges and other municipal debts, costs and charges existing on account of a Real Estate Tax lien, which is hereinafter defined

grants to the **TOWN OF WEST SPRINGFIELD**, a Massachusetts municipal corporation with a principal place of business at 26 Central Street, West Springfield, Hampden County, Massachusetts (the "Grantee"),

with **WARRANTY COVENANTS**

The land in West Springfield, said County of Hampden bounded and described in "Exhibit A", attached hereto.

Being the same premises conveyed to Grantor herein by deed of Keeley Brothers Plating Company, Inc. dated August 23, 1976 and recorded in the Hampden County Registry of Deeds in Book 4312, Page 110.

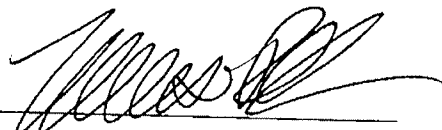
The Term "Real Estate Tax Lien" means that certain lien(s) placed on the above described property by the Grantee as a result of the Grantor's non-payment of municipal real estate taxes in accordance with the provisions of Massachusetts General Law, Chapter 60, Section 43, and recorded in the Hampden County Registry of Deeds in Book 19603, Page 280. The Term "Real Estate Tax Lien" shall also include any water and sewer charges that may be due and owing on the property.

This Deed is an absolute conveyance of title in effect as well as form and it is not intended as a mortgage, trust conveyance or security of any kind. In accordance with the provisions of Massachusetts General Law, Chapter 60, Section 77C, this conveyance completely extinguishes the real estate tax lien described herein as well as all other municipal liens and charges that exist on the property described herein and shall have the same effect as if the Massachusetts Land Court had issued a judgment of foreclosure in favor of the Grantee.

The Town of West Springfield's Acceptance of Deed is attached hereto and incorporated herein.


[Signature Page to Follow]

WITNESS the execution hereof as a sealed instrument this 21st day of March, 2016 and as the free act and deed of the Grantor.



Witness

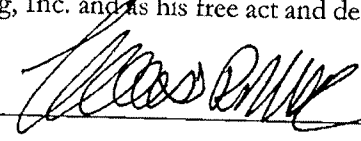
STANDARD PLATING, INC.

By: 
Michael W. Nahorniak, President and Treasurer
Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

Hampden County

On this 21st day of March, 2016 before me, the undersigned notary public, personally appeared Michael W. Nahorniak, President and Treasurer of Standard Plating, Inc., and proved to me through satisfactory evidence of identification, which was PERSONAL KNOWLEDGE to be the person whose name is signed on this Deed and acknowledged to me that he signed it voluntarily for its stated purpose as President of Standard Plating, Inc. and as his free act and deed.


_____, Notary Public
My Commission Expires: _____



FRANCIS R. MIRKIN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
JULY 29, 2016

Exhibit A

The land in West Springfield, said County of Hampden bounded and described as follows:

Parcel I.

Beginning in the southwesterly line of that section of Main Street formerly known as Meadow Street and at a point in said line distant northwesterly 170.83 feet from its intersection with the northerly line of New Bridge Street; thence southwesterly at right angles with the street line just mentioned a distance of 180 feet to the end of the course at the northeasterly line of Cook Street; thence in a northwesterly direction at right angles with the course just described a distance of 100 feet by the northeasterly line of Cook Street to the end of the course at land of one Theresa M. Briggs; thence in a northeasterly direction by land of said Briggs and by land now or formerly of Thomas J. Murray and Frances E. Murray a distance of 180 feet to the end of the course at the line of Main Street previously mentioned; thence by said southwesterly line of Main Street by a line at right angles with the last mentioned course a distance of 100 feet to the point of beginning, containing an area of 18,000 square feet.

Excepting therefrom the land taken by the Town of West Springfield to widen the highway from 40 feet to 60 feet in 1923, described in a deed from Horace Smith to the Inhabitants of the Town of West Springfield, dated June 10, 1881 and recorded in Hampden County Registry of Deeds in Book 383, Page 429.

Subject to restrictions of record if in force and applicable.

Parcel II.

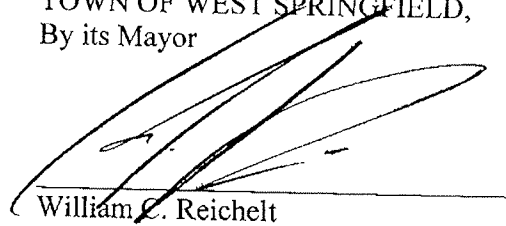
Beginning at the intersection of the westerly line of Main Street (formerly known as Meadow Street) as established by the Taking of Land by the Inhabitants of the County of Hampden recorded in Hampden County Registry of Deeds, Book 1083, Page 39, with the southerly line of Bridge Street as now laid out, and running thence Southerly along the westerly line of Main Street as established by said Taking, ninety-four and 8/100 (94.08) feet to land now or formerly of the Inhabitants of the Town of West Springfield; thence Westerly along last named land eighty (80) feet to land formerly of Horace Smith; thence Northerly along land formerly of said Smith one hundred twenty (120) feet, more or less to the southerly line of Bridge Street eighty-four and 24/100 (84.24) feet, more or less to the point of departure. Being all of lot #1 (one) as shown on a plan of lots recorded in Hampden County Registry of Deeds, Book 267, Page 601, except that portion conveyed by Horace Smith to the Inhabitants of the Town of West Springfield as set forth in instrument recorded in said Registry of Deeds, Book 374, Page 30, and that portion taken by the Inhabitants of the County of Hampden, by taking recorded in said Registry of Deeds, Book 1083, Page 39; and all of lot #2 (two) on said plan. Except that Portion taken by the Inhabitants of the County of Hampden, by taking recorded in said Registry of Deeds, Book 1083, Page 39.

Subject to restrictions of record if in force and applicable.

ACCEPTANCE OF DEED

The Town of West Springfield, acting by and through its Mayor pursuant to the vote taken by the Town Council on March 7, 2016, a certified copy of which is attached hereto, hereby accepts the foregoing deed from Standard Plating Inc., to property located on 964 Main Street West Springfield, Massachusetts, on this 21st day of March, 2016.

TOWN OF WEST SPRINGFIELD,
By its Mayor

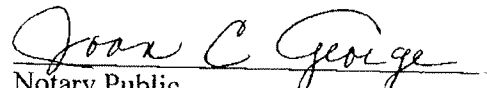


William C. Reichelt

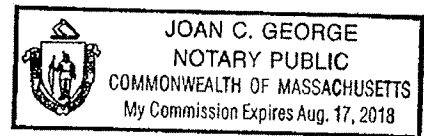
COMMONWEALTH OF MASSACHUSETTS

Hampden, ss

On this 21st day of March, 2016, before me, the undersigned Notary Public, personally appeared William C. Reichelt, Mayor of the Town of West Springfield, as aforesaid, who proved to me through satisfactory evidence of identification, which was known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of the Town of West Springfield.



Notary Public
My Commission Expires



**964 Main Street Property Acquisition
Through
Commonwealth of Massachusetts Department
of
Housing & Community Development**

MAR 16 2016

Ordered: to authorize Mayor William C. Reichelt to purchase and accept on behalf of the Town of West Springfield that property in West Springfield known as 964 Main Street with funds provided through the Commonwealth of Massachusetts Department of Housing & Community Development. The property is further described in a deed recorded in the Hampden County Registry of Deeds in Book 4312 at Page 110.

[Such authorization is to include payment to the current owners of a full consideration of One Dollar (\$1.00) Dollar, subject to reasonable associated closing and recording costs and adjustments.]

Per order of the West Springfield Town Council, approved on the 7th day of March, 2016 by a vote of Eight (8) in favor and Zero (0) opposed.

March 8, 2016
Date

[Signature]
George D. Condon, III, Town Council President

Approved as to form and legality.

3/9/16
Date

[Signature]
Kate O'Brien, Town Attorney

Pursuant to Section 3-7 of the West Springfield Home Rule Charter, I hereby approve the Council's passage of the above.

3/9/16
Date

[Signature]
William C. Reichelt, Mayor

Pursuant to Section 3-7 of the West Springfield Home Rule Charter, I hereby disapprove the Council's passage of the above.

Date

William C. Reichelt, Mayor

A TRUE COPY, ATTEST:
[Signature]
Otto J. Frizzell, Town Clerk
Date: March 16, 2016
West Springfield, Massachusetts

RECEIVED
2016 MAR -9 P 2 06
TOWN CLERK'S OFFICE
WEST SPRINGFIELD

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS
Threshold Criteria Attachments Page 7

Covenant Not to Sue

COMMONWEALTH OF MASSACHUSETTS

IN THE MATTER OF)	BROWNFIELDS COVENANT
)	NOT TO SUE AGREEMENT
TOWN OF WEST SPRINGFIELD)	
)	RTN – 1-18846
REDEVELOPMENT/ OF)	
964 MAIN ST.)	
WEST SPRINGFIELD, MA)	
)	
)	
)	

I. STATEMENT OF PURPOSE

A. This Agreement is made and entered into by and between the Office of the Attorney General (the “OAG”) on behalf of the Commonwealth of Massachusetts (the “Commonwealth”), and the Town of West Springfield (the “Town”). Collectively, the OAG and the Town are referred to as the “Parties.”

B. This Agreement is entered into pursuant to the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, as amended and codified in Massachusetts General Laws Chapter 21E (“G.L. c. 21E”), and the OAG’s Brownfields Covenant Not to Sue Agreement Regulations at 940 CMR 23.00 (“Brownfields Covenant Regulations”), with reference to the Massachusetts Contingency Plan, 310 CMR 40.0000 (the “MCP”). This Agreement relates to the remediation and redevelopment of the approximately .64-acre property at 964 Main Street in West Springfield, Massachusetts (the “Property”) to demolish the building damaged by the 2011 tornado and market the Property for commercial and/or industrial reuse (the “Project”).

C. The Parties intend to set forth in this Agreement their respective duties, obligations and understanding so that the Project can contribute to the physical and economic revitalization of an area of West Springfield, Massachusetts. The Parties agree that this Agreement, pursuant to G.L. c. 21E, §3A(j)(3), addresses potential claims by the Commonwealth as to the Town and is predicated upon the Town’s compliance with the terms and conditions of this Agreement. This Agreement also addresses potential claims brought by third parties for contribution, response action costs, or property damage pursuant to G.L. c. 21E, §§ 4 and 5 or for property damage claims under common law. This Agreement does not, however, address liability arising under contract law.

D. The Parties agree that the Town's ability to complete the Project may be contingent upon independent approval processes of other departments, agencies, and instrumentalities of the federal, state, and local governments. Nothing in this Agreement should be construed as an endorsement by the OAG of the proposed Project for such approval processes. The Town's failure to secure independent governmental approvals for the proposed remediation shall not excuse it from performance of any term or condition of this Agreement.

E. The Commonwealth believes that this Agreement is fair, consistent with G.L. c. 21E, and in the public interest and has entered into this Agreement as part of an effort to revitalize an area of West Springfield, Massachusetts.

II. THE PARTIES

A. The OAG is a duly constituted agency of the Commonwealth of Massachusetts charged with the legal representation of the Commonwealth and maintains offices at One Ashburton Place, Boston, Massachusetts 02108. Included within the OAG's authority is the authority to enter into Brownfields Covenant Not to Sue Agreements pursuant to G.L. c. 21E, §3A(j)(3).

B. The Town of West Springfield is a municipal corporation with a principal place of business at 26 Central Street, West Springfield, Massachusetts.

III. STATEMENT OF FACT AND LAW

A. The Commonwealth enters into this Agreement pursuant to its authority under G.L. c. 21E, §3A(j)(3) and the Brownfields Covenant Regulations.

B. Unless otherwise expressly provided, terms used in this Agreement which are defined in the Brownfields Covenant Regulations shall have the meaning assigned to them under such regulations. Terms not defined in the Brownfields Covenant Regulations, but defined under G.L. c. 21E and/or the MCP, shall have the meaning assigned to them under G.L. c. 21E and/or the MCP. Terms used in this agreement which are defined in the Brownfields Covenant Regulations, G.L. c. 21E, or the MCP are capitalized.

C. The Property is an approximately .64-acre parcel in West Springfield, Massachusetts. The Property was the former location of the Standard Plating Co., Inc., and the 11,000 square foot building was significantly damaged in the 2011 tornado and is currently abandoned. Title to the Property is recorded in the Hampden County Registry of Deeds at Book 4312, Page 110. A full description of the Property is attached as Exhibit A and incorporated into this Agreement. The Assessor's Map of the Property is attached as Exhibit B and incorporated into this Agreement. Due to former manufacturing operations at the Property, the Property is contaminated with Oil and Hazardous Material.

D. In August 2012, the MassDEP assigned RTN 1-18846 to the Site for a threat of a release condition at the abandoned Property. Subsequently, Standard Plating, Inc. submitted a Phase I Tier Classification Report, dated March 17, 2014, indicating that elevated concentrations of heavy metals (plating metals), petroleum, and volatile organic compounds (VOCs) impacted

soil at the Site and that elevated concentrations of total metals impacted groundwater at the Site. Between September 2014 and February 2015, the Town conducted a due diligence investigation at the abandoned facility and measured light non-aqueous phase liquid (LNAPL) in a monitoring well at a thickness greater than 0.5 inches, which triggered a 72-hour reporting condition. The Town submitted a Phase II Comprehensive Site Assessment and IRA Plan in March 2015. The findings from the Method 1 Risk Characterization indicate that a condition of No Significant Risk does not exist and further response actions are warranted to achieve a Permanent Solution and/or Temporary Solution. In May 2015, the Town submitted a Phase III-Feasibility Study and IV Remedy Implementation Plan. The selected Remedial Action for the Site consists of contaminated soil excavation of shallow and subsurface soils, with stabilization of leachable metals in the excavated soils before off-site disposal, limited pump and treat of groundwater, and implementation of ISCR (In-situ Chemical Reduction) during excavation activities. The Releases and/or Threats of Release of Oil and/or Hazardous Materials, as those terms are defined at 310 CMR 40.0006, that have been assigned RTN 1-18846 constitute the “Covered Releases” for the purposes of this Agreement. The areas where Oil and Hazardous Material have come to be located as a result of the Covered Releases constitutes the “Site,” as that term is defined at 310 CMR 40.0006, for the purposes of this Agreement. The Site is also the “property addressed” by this Agreement as the term “property addressed” is used in 940 CMR 23.08(1) in the Brownfields Covenant Regulations. The Site is more fully described on Exhibit C, including the remedial actions already conducted thereon, which is attached and incorporated into this Agreement.

IV. COMMITMENTS AND OBLIGATIONS

In consideration of the representations made and promises exchanged by and between the Parties, each of them covenants and agrees to the terms and conditions which follow.

A. REPRESENTATIONS AND COMMITMENTS BY THE TOWN

1. The Town represents that:
 - a. it is an Eligible Person;
 - b. it is not now nor has it ever been previously affiliated with any person having potential liability for the Site pursuant to G.L. c. 21E;
 - c. its involvement with the Site has been limited to:
 - i. negotiating to purchase the Property;
 - ii. communicating with the Commonwealth and local authorities with respect to the Project and various permitting issues with respect to the Property; and
 - iii. conducting assessment actions at the Site, as described in Exhibit C.

d. none of its activities has caused or contributed to the Release or Threat of Release of Oil and/or Hazardous Material at the Site under G.L. c. 21E and/or the MCP.

e. it is not at the time of execution of this Agreement subject to any outstanding administrative or judicial environmental enforcement action arising under any applicable federal, state or local law or regulation.

2. The Town agrees to the following terms and conditions:

a. The Town shall make good faith efforts to acquire ownership of the Property. The Town shall market the Property for development in an effort to rehabilitate the area of West Springfield that was damaged by the 2011 tornado pursuant to a draft request for proposals which is attached as Exhibit D and incorporated into this Agreement.

b. The Town shall achieve and maintain a Permanent Solution or a Temporary Solution for the Site pursuant to G.L. c. 21E and the MCP. The Town shall submit a Permanent Solution Statement, or, if applicable, a Temporary Solution Statement, provided it can demonstrate that it is not feasible to achieve a Permanent Solution with respect to the Site, pursuant to G.L. c. 21E and the MCP, describing such Permanent Solution or Temporary Solution, as applicable, in accordance with G.L. c. 21E, the Standard of Care defined in G.L. c. 21E, and the MCP. The Town shall achieve and maintain either a Permanent Solution or a Temporary Solution for the Site, as applicable. The Town shall submit a Temporary Solution Statement or Permanent Solution Statement describing such Temporary Solution or Permanent Solution, as applicable, in accordance with G.L. c. 21E, the Standard of Care defined in G.L. c. 21E, and the MCP. For so long as the Temporary Solution remains the remediation status the Town shall continue to comply with all requirements of G.L. c. 21E and the MCP, including the achievement of a Permanent Solution as and when it becomes feasible pursuant to the G.L. c. 21E and the MCP, including, without limitation, 310 CMR 40.1050.

c. The Town shall cooperate fully with MassDEP and OAG with respect to the Covered Releases and the Site, including, without limitation:

i. providing prompt and reasonable access to the Property to MassDEP for any purpose consistent with G.L. c. 21E and the MCP, and to other persons intending to conduct Response Actions pursuant to G.L. c. 21E and the MCP;

ii. complying with the Release notification provisions established by G.L. c. 21E and the MCP;

iii. responding in a timely manner to any request made by the MassDEP or OAG to produce information as required pursuant to G.L. c. 21E;

iv. taking reasonable steps to prevent the Exposure of people to Oil and/or Hazardous Material, such as by fencing or otherwise preventing access to the Site if

appropriate and/or necessary to prevent Exposure or as otherwise required by G.L. c. 21E, the MCP, MassDEP, or a Licensed Site Professional acting on behalf of the Town;

v. taking reasonable steps to contain any further Release or Threat of Release of Oil and/or Hazardous Material from a structure or container at the Site, upon obtaining knowledge of a Release or Threat of Release of Oil and/or Hazardous Material; and

vi. conducting, or causing to be conducted, Response Actions at the Site in accordance with G.L. c. 21E, the Standard of Care defined in G.L. c. 21E, and the MCP.

d. The Town shall ensure that the Property is operated consistently with any Activity and Use Limitation ("AUL") recorded with respect thereto.

e. The Town shall provide a copy of this Agreement to any successors and assigns as well as to any lessees, sub-lessees, licensees and sub-licensees of the Town's interests in the Property.

B. COVENANT NOT TO SUE BY THE COMMONWEALTH

1. Covenant as to the Town

Pursuant to G.L. c. 21E, §3A(j)(3), in consideration of the representations and commitments by the Town set forth in Section IV, Paragraph A of this Agreement, and subject to the Town's compliance with the terms and conditions of this Agreement and the Termination for Cause provisions described below in Section IV, Paragraph B, subparagraph 5, the Commonwealth covenants not to sue the Town, pursuant to G.L. c. 21E, for Response Action costs, contribution, property damage, natural resource damages, or injunctive relief or for property damage under the common law, relating to the Covered Releases, so long as the Response Actions upon which the Permanent Solution Statement, and, if applicable, Temporary Solution Statement, filed or to be filed with respect to the Covered Releases meet the Standard of Care in effect when the Permanent Solution Statement, and, if applicable, Temporary Solution Statement, was submitted to MassDEP. This Agreement shall not affect any liability established by contract.

2. Subsequent Owners and/or Operators

The Commonwealth also covenants not to sue Eligible Persons who first began ownership or operation of the Property, or who become lessees or licensees of the Town, subsequent to the effective date of this Agreement ("Subsequent Owners and/or Operators") pursuant to G.L. c. 21E for Response Action costs, contribution, property damage, natural resource damages, or injunctive relief, or for property damage under the common law relating to the Covered Releases. The liability relief available to Subsequent Owners and/or Operators shall be subject to (a) the same terms and conditions as those that apply to the Town and (b) the

Subsequent Owner's and/or Operator's covenant not to sue the Commonwealth in Section IV, paragraph C, below.

3. Applicability of the Agreement

This Agreement shall be in effect unless and until the statutory protections available to the Town or Subsequent Owners and/or Operators pursuant to G.L. c. 21E, §5C are in effect. Protections in this Agreement from claims for natural resource damages shall not be affected if the statutory protections available under G.L. c. 21E, §5C are in effect. This Agreement is subject to the Termination for Cause provisions described below in Section IV, Paragraph B, subparagraph 5.

4. Reservations of Rights

The Commonwealth's covenants in this Agreement shall not apply to:

- a. any new Release of Oil and/or Hazardous Material at or from the Property that occurs after the date of execution of this Agreement;
- b. any Release of Oil and/or Hazardous Material that the Town causes, contributes to, or causes to become worse, but if the cause or contribution is that of a Subsequent Owner and/or Operator, such reservation shall affect the liability protection applicable only to such Subsequent Owner and/or Operator and shall not affect the Town's liability protection under this Agreement;
- c. any Release of Oil and/or Hazardous Material at the Site that has not been discovered when any past RAO Statement or future Permanent Solution Statement or Temporary Solution Statement is submitted to MassDEP that would have been discovered if an assessment of the releases covered by or addressed in the RAO Statement, Permanent Solution Statement or Temporary Solution Statement had been performed consistent with the Standard of Care in effect when the such Statement was or will be submitted;
- d. any Release or Threat of Release of Oil and/or Hazardous Material from which there is a new Exposure that results from any action or failure to act by the Town or a Subsequent Owner and/or Operator during the Town's or a Subsequent Owner's and/or Operator's ownership or operation of the Property, but if the action or failure to act is that of a Subsequent Owner and/or Operator, such reservation shall affect the liability protection applicable only to such Subsequent Owner and/or Operator and shall not affect the Town's liability protection under this Agreement;
- e. any Release of Oil and/or Hazardous Material not expressly described as one of the Covered Releases; and
- f. any claims (i) for damages for injury to, destruction of, or loss of natural resources due to a Release of Oil and/or Hazardous Material occurring after the execution of this Agreement, (ii) for exacerbation of injury to, destruction of, or loss of natural resources occurring after the execution of this Agreement, where original injury, destruction or loss of

natural resources was due to a Release of Oil and/or Hazardous Material occurring either before or after the execution of this Agreement, (iii) for the costs of any natural resource damage assessment relating to conditions first caused or exacerbated after the execution of this Agreement, and (iv) for damages for injury to, destruction of, or loss of natural resources due to a Release of Oil and/or Hazardous Material that is not a Covered Release. If, however, injury to, destruction of, or loss of natural resources, or the exacerbation of such conditions, is caused by a Subsequent Owner and/or Operator, this reservation shall affect the liability protection applicable only to such Subsequent Owner and/or Operator, and shall not affect the Town's liability protection.

5. Termination for Cause

a. If the OAG or MassDEP determines that the Town submitted materially false or misleading information as part of its Application to Enter into a Brownfields Covenant Not to Sue Agreement, the OAG may terminate the liability protection offered by this Agreement in accordance with Subparagraph 5.c. below. A statement made by the Town regarding the anticipated benefits or impacts of the proposed Project will not be considered false or misleading for purposes of this Subparagraph if the statement was asserted in good faith at the time it was made.

b. In the event that the OAG or MassDEP determines that the Town has violated the terms and conditions of this Agreement, including but not limited to failing to complete the Project as described herein, failing to achieve and maintain a Permanent Solution at the Site in accordance with G.L. c. 21E and the MCP, or, if applicable, failing to achieve and maintain a Temporary Solution for the Site in accordance with G.L. c. 21E and the MCP, or, failing to cooperate in arranging a timely response to a Notice of Audit Finding or any other notice requiring additional work to achieve and/or maintain a Temporary or Permanent Solution at the Site, the OAG may terminate the liability protection offered by this Agreement in accordance with Subparagraph 5.c., below. In the event the liability protection is terminated solely because of a violation by a Subsequent Owner and/or Operator of one or more of the conditions set forth in Section IV.A.2.c.i through Section IV. A.2.c.vi of this Agreement, such termination shall affect the liability protection applicable only to the Subsequent Owner and/or Operator and shall not affect the Town's liability protection.

c. Before terminating the liability relief provided by this Agreement, the OAG will provide the Town or a Subsequent Owner and/or Operator with written notice of the proposed basis for, and a 60-day opportunity to comment on, the proposed termination. The notice from the OAG shall, if appropriate, provide a reasonable period of time for the Town or a Subsequent Owner and/or Operator to cure an ongoing violation in lieu of termination of the liability relief provided by this Agreement in the sole discretion of the OAG.

d. Termination of liability relief pursuant to this section shall not affect any defense that the Town or a Subsequent Owner and/or Operator might otherwise have pursuant to G.L. c. 21E.

C. COVENANT NOT TO SUE BY THE TOWN AND ANY SUBSEQUENT OWNER AND/OR OPERATOR

1. In consideration of the Commonwealth's covenants not to sue in Section IV, Paragraph B, the Town covenants not to sue and not to assert any claims or causes of action against the Commonwealth, including any department, agency, or instrumentality, and its authorized officers, employees, or representatives with respect to the following matters as they relate to the Site or this Agreement:

a. any direct or indirect claims for reimbursement, recovery, injunctive relief, contribution or equitable share of response costs or for property damage pursuant to G.L. c. 21E in connection with any of the Covered Releases;

b. any claims for "takings" under the Fifth Amendment to the United States Constitution, under the Massachusetts Constitution, or under G.L. c. 79 based on the argument that, with respect to a Covered Release, the requirements of Chapter 21E, the MCP, or the requirements of this Agreement constitute a taking;

c. any claims for monetary damages arising out of response actions at the Site and/or the Property;

d. any claims or causes of action for interference with contracts, business relations or economic advantage based upon the conduct of MassDEP pursuant to Chapter 21E prior to the date of this Agreement concerning the Covered Releases; or

e. any claims for costs, attorneys fees, other fees, or expenses incurred in connection with the Covered Releases.

2. Subsequent Owners and/or Operators shall be bound by the Town's covenants in this Paragraph C. In the event that, despite these covenants, a Subsequent Owner and/or Operator asserts any claims or causes of action against the Commonwealth, including any department, agency, or instrumentality, and its authorized officers, employees, or representatives with respect to the claims listed in this Paragraph C, such claims and/or causes of action shall have no effect on the rights, benefits, and protections secured under this Agreement for any other entity.

D. PROTECTION FROM THIRD PARTY CLAIMS

With regard to any Covered Releases, so long as the Response Actions upon which the RAO Statement (or relevant Statement) relies meets the Standard of Care in effect when it was submitted to MassDEP, the Town and any Subsequent Owner or Operator are entitled to the protection G.L. c. 21E §3A(j)(3) provides from claims for contribution, cost recovery, or equitable share brought by third parties pursuant to G.L. c. 21E, §§ 4 and/or 5, or third party claims brought for property damage claims under common law or G.L. c. 21E, §5, based solely on the status of the Town and/or any Subsequent Owner or Operator as owner or

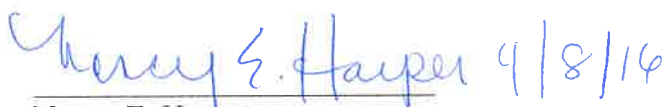
operator of the Property or the Site, provided, however that the Town has satisfied the notification provisions of G.L. c. 21E, §3A(j)(3), and 940 CMR 23.04(2).

E. GENERAL PROVISIONS

1. This Agreement may be modified only upon the written consent of all Parties.
2. If any court of competent jurisdiction finds any term or condition of this Agreement or its application to any person or circumstance unenforceable, the remainder of this Agreement shall not be affected and each remaining term and provision shall be valid and enforceable to the full extent permitted by law.
3. Each Party warrants and represents to the others that it has the authority to enter into this Agreement and to carry out its terms and conditions.
4. This Agreement may be fully executed by all Parties in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.
5. The terms of this Agreement shall be effective as of the date it is fully executed by all Parties and when the Town acquires title to the Property.

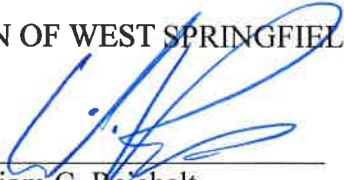
IT IS SO AGREED:

OFFICE OF THE ATTORNEY GENERAL
MAURA HEALEY
ATTORNEY GENERAL

By:  9/8/14
Nancy E. Harper
Assistant Attorney General
Deputy Division Chief
Environmental Protection Division
Office of the Attorney General
One Ashburton Place
Boston, MA 02108

THE TOWN OF WEST SPRINGFIELD

By:



William C. Reichelt
Mayor


Date:



4/4/16

Approved as to Form:

By:



Kate R. O'Brien
Town Attorney

In the matter of the Town of West Springfield
Brownfields Covenant Not To Sue Agreement

As to protections for the Town of West Springfield from claims for natural resource damages:

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS

By:



Matthew Beaton
Secretary of Energy and Environmental Affairs

Date:

5/18/10

EXHIBIT A

Exhibit A

The land in West Springfield, said County of Hampden bounded and described as follows:

Beginning in the southwesterly line of that section of Main Street formerly known as Meadow Street and at a point in said line distant northwesterly 170.83 feet from its intersection with the northerly line of New Bridge Street; thence southwesterly at right angles with the street line just mentioned a distance of 180 feet to the end of the course at the northeasterly line of Cook Street; thence in a northwesterly direction at right angles with the course just described a distance of 100 feet by the northeasterly line of Cook Street to the end of the course at land of one Theresa M. Briggs; thence in a northeasterly direction by land of said Briggs and by land now or formerly of Thomas J. Murray and Frances E. Murray a distance of 180 feet to the end of the course at the line of Main Street previously mentioned; thence by said southwesterly line of Main Street by a line at right angles with the last mentioned course a distance of 100 feet to the point of beginning, containing an area of 18,000 square feet.

Excepting therefrom the land taken by the Town of West Springfield to widen the highway from 40 feet to 60 feet in 1923, described in a deed from Horace Smith to the Inhabitants of the Town of West Springfield, dated June 10, 1881 and recorded in Hampden County Registry of Deeds in Book 383, Page 429.

Subject to restrictions of record if in force and applicable.

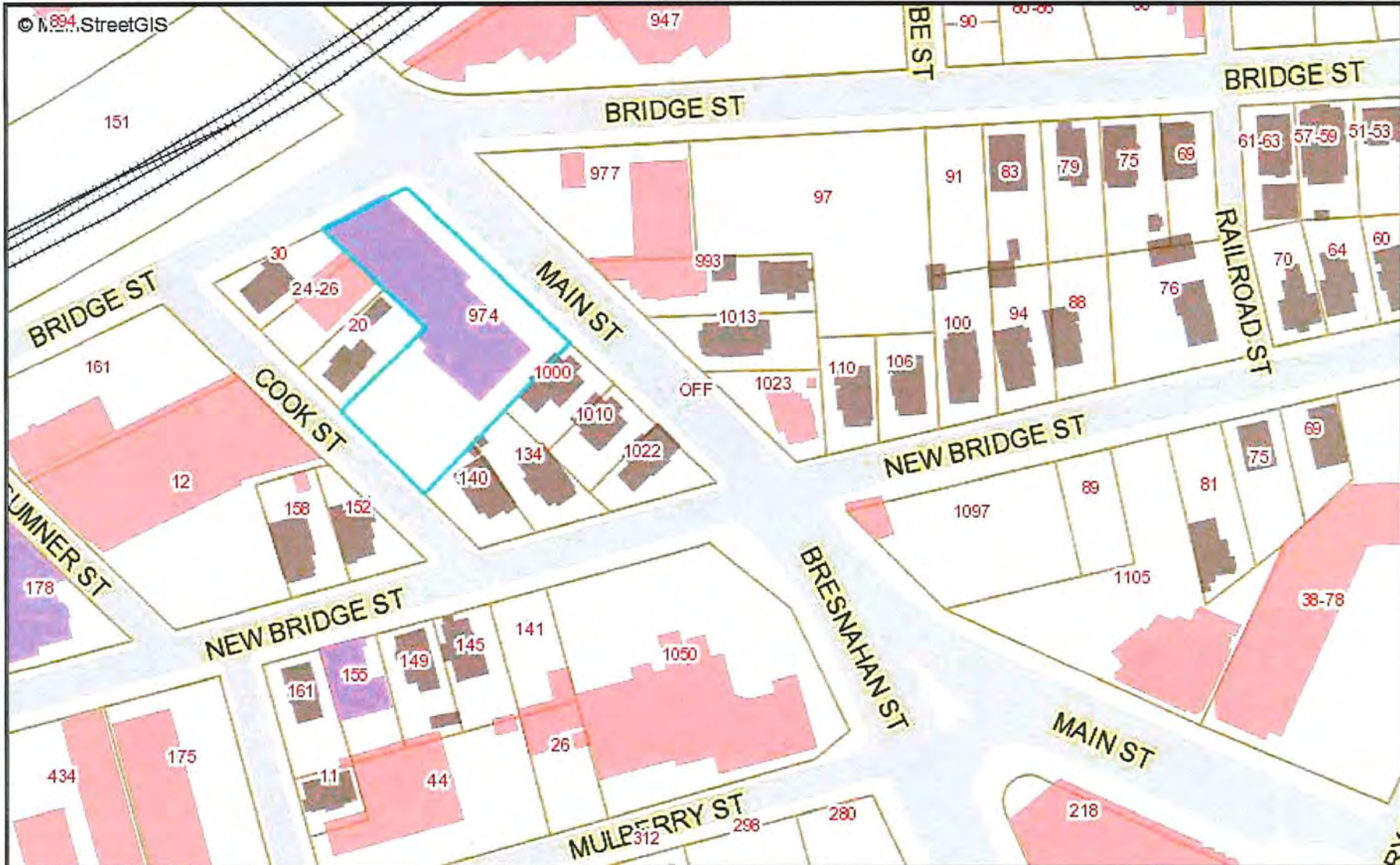
And, beginning at the intersection of the westerly line of Main Street (formerly known as Meadow Street) as established by the Taking of Land by the Inhabitants of the County of Hampden recorded in Hampden County Registry of Deeds, Book 1083, Page 39, with the southerly line of Bridge Street as now laid out, and running thence Southerly along the westerly line of Main Street as established by said Taking, ninety-four and 8/100 (94.08) feet to land now or formerly of the Inhabitants of the Town of West Springfield; thence Westerly along last named land eighty (80) feet to land formerly of Horace Smith; thence Northerly along land formerly of said Smith one hundred twenty (120) feet, more or less to the southerly line of Bridge Street eighty-four and 24/100 (84.24) feet, more or less to the point of departure. Being all of lot #1 (one) as shown on a plan of lots recorded in Hampden County Registry of Deeds, Book 267, Page 601, except that portion conveyed by Horace Smith to the Inhabitants of the Town of West Springfield as set forth in instrument recorded in said Registry of Deeds, Book 374, Page 30, and that portion taken by the Inhabitants of the County of Hampden, by taking recorded in said Registry of Deeds, Book 1083, Page 39; and all of lot #2 (two) on said plan. Except that Portion taken by the Inhabitants of the County of Hampden, by taking recorded in said Registry of Deeds, Book 1083, Page 39.

Subject to restrictions of record if in force and applicable.

Being the same premises conveyed to Standard Plating, Inc. by deed of Keeley Brothers Plating Company, Inc., dated August 23, 1976 and recorded in Hampden County Registry of Deeds in Book 4312, Page 110.

EXHIBIT B

EXHIBIT B



1 in = 131.33 ft

Printed on 4/13/2015

Last update: Property information 2/1/2015, GIS parcel lines 1/1/2015

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of West Springfield, Massachusetts and MainStreetGIS assume no legal responsibility for the information contained herein.



MainStreetGIS, LLC
www.mainstreetgis.com

Community Notification Documentation

Draft ABCA

**DRAFT Analysis of Brownfields Cleanup Alternatives – Preliminary
Evaluation**

**Former Standard Plating Site
974 Main Street, West Springfield, Massachusetts
MassDEP Release Tracking Number: 1-18846**

**Prepared for the Town of West Springfield
October 2017**

1) Introduction & Background:

- a) **Site Location:** The former Standard Plating facility is located at corner of Main and Bridge Streets (address 974 Main Street), in West Springfield, Massachusetts (the site). The site is approximately 0.61 acres of land that consists of two abutting parcels (Parcel I and Parcel II). The site is currently vacant. Prior to recent demolition activities, the site was improved by a 11,000 square-foot single-story building with slab-on-grade construction. The building was significantly damaged by a tornado in June 2011 and by subsequent storm events, and was then abandoned in 2011. The site area is serviced by municipal water and sewer.

Forecasted Climate Conditions: According to the US Global Change Research Program (USGCRP), heat waves, coastal flooding, and river flooding in the northeast region of the United States “will pose a growing challenge to the region’s environmental, social, and economic systems...Infrastructure will be increasingly compromised by climate-related hazards, including sea level rise, coastal flooding, and intense precipitation events.”

The site is located within an urban area surrounded by residential and commercial properties. The site is situated approximately 50 feet above mean sea level, and site area topography is generally flat. The nearest surface waterbody is the southerly flowing Connecticut River situated approximately 750 feet to the east/northeast of the site. The depth to groundwater beneath the site is approximately 15 feet below surface grade, and groundwater flow across the site is at a very shallow gradient towards the river. According to FEMA Flood Zone Map 25013C0401E, the site is mapped within an “Area with Reduced Risk Due to Levee.”

Due to the characteristics of the site impacts (further reviewed below), and since the currently vacant site is not covered by impervious materials and there is no stormwater infrastructure on the property, climate change should have minimal effect on current environmental impacts on the site or on the future site cleanup remedies.

- b) **Previous Site Use(s) and any previous cleanup/remediation:** The site was first developed pre-1900 with a residential dwelling on Parcel II and a separate school building on Parcel I. By the early 1930s, an automotive service station had replaced the residence on Parcel II. Historical mapping indicates that four gasoline underground storage tanks (USTs) were located at the automotive service station. Beginning circa 1944, the site building on Parcel II was used for plating operations with the expansion of the commercial building and the demolition of the school building on Parcel I. When in operation, portions of the site building on both Parcel I and Parcel II were generally used for plating operations. There were several floor

drains or floor drain pits in both of these former manufacturing areas. Plating operations continued until the site was vacated in 2011.

In August 2012, the Massachusetts Department of Environmental Protection (MassDEP) assigned Release Tracking Number (RTN) 1-18846 to the site for a "threat of a release condition" at the abandoned facility in accordance with the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000). The "Responsible Party" at that time was the private owner of the former Standard Plating site. Using funding from the Massachusetts Department of Housing and Community Development through Federal disaster relief funding, the Town performed environmental assessment activities at the site under the MCP. In 2016, the Town entered into a Brownfields Covenant Not to Sue Agreement for the site with the Massachusetts Attorney General's office. Following taking ownership of the site property in March 2016, the Town demolished the site building and conducted some environmental cleanup of the site using the remaining Federal disaster relief funding, as further summarized herein.

c) **Site Assessment Findings:** Site assessment findings pre- and post-cleanup completed to date at the site are summarized below.

- i. **Pre-cleanup assessment findings:** Prior to taking ownership of the site, the following MCP report submittals were completed for the site RTN 1-18846: Phase I Tier Classification in March 2014; Phase II Comprehensive Site Assessment (CSA) and Immediate Response Action (IRA) Plan in March 2015; Phase III Identification, Evaluation and Selection of Comprehensive Remedial Action Alternatives and Phase IV Implementation of the Selected Comprehensive Remedial Alternative with a Modified IRA Plan in May 2015.

Subsurface investigations indicated that shallow site soils were contaminated by elevated concentrations of metals from former plating operations in two primary areas of concern beneath the building floor on both Parcel I and Parcel II. In addition, subsurface investigations indicated site groundwater on Parcel I was contaminated by elevated concentrations of dissolved metals, including cadmium, chromium, and nickel which are typical of plating operations. The source of those impacts was likely from the plating solutions entering floor drain pits in those immediate areas, as well as potentially through seepage from cracks in the concrete floor and pits.

In one area on Parcel II where USTs were located, elevated concentrations of petroleum-related compounds were also present in subsurface soils at or near the groundwater table, and light non-aqueous phase liquid (LNAPL) was also present in one groundwater monitoring well. Subsurface investigations indicated that the LNAPL did not appear to be migrating, and site impacts appeared to be contained to the site property boundary or immediately downgradient of the site onto (i.e., beneath) the abutting public right-of-way associated with street. This was attributed to the very shallow groundwater gradient in the site area, as well as to limited infiltration of storm water into the underlying aquifer because the majority of this site area had been historically covered by buildings and impervious surfaces.

- ii. **Post-cleanup (completed to date) assessment findings:** Cleanup response actions for the subject RTN 1-18846 completed to date has included the following: 1) removal of five USTs from site Parcel II; 2) excavation, on-

site treatment and stabilization for leachable metals, and off-site disposal of 1,123 tons of soils (and metals-contaminated concrete) from Parcel I and Parcel II; 3) processing of an additional 450 cubic yards (estimate) of concrete materials, on-site treatment (for hexavalent chromium) and stabilization for leachable metals in that processed concrete, and placing that remediation waste within an existing excavation area on Parcel II at depths at least three feet below grade; 4) excavation and off-site disposal of 611 tons of petroleum-contaminated soils (also containing some metals contamination) with dewatering efforts that involved limited groundwater treatment for dissolved petroleum contaminants on Parcel II; 5) excavation and off-site disposal of 30 tons of shallow VOC-contaminated soils in a limited area on Parcel II; and 6) limited groundwater treatment for metals-contaminated groundwater on Parcel I. Under this program, a total of 39,300 gallons of groundwater was pumped and treated using bag filtration, carbon, and cation exchange resin, then discharged to the sanitary sewer.

The post-cleanup assessment findings have indicated the following: 1) no LNAPL was observed in exposed groundwater within the excavation for the petroleum-contaminated soils area, and no LNAPL was gauged in replacement monitoring wells in this area on Parcel II; 2) Dissolved metals in site groundwater have generally decreased in the primary area of concern for metals in groundwater (i.e., on Parcel I). However, dissolved nickel, dissolved chromium and/or hexavalent chromium have not been reduced to levels below MCP Method 3 Upper Concentration Limits (UCLs). Therefore, a condition of No Significant Risk (i.e., a Permanent Solution) was not achieved for the site release; 3) Based on the remaining contaminant levels in site soils on Parcel I and Parcel II (including the processed/stabilized metals-contaminated concrete), unacceptable risk to human health for potential future residential, park visitor, and construction worker scenarios exists at the site. Therefore, an Activity Use Limitation (AUL) would need to be placed on the property (covering both Parcel I and Parcel II) to restrict future uses.

- d) **Project Goal:** Due to project funding limitations, cleanup of site soils and groundwater did not occur to levels that allow for site release closure with a Permanent Solution, and an AUL on the property deed is needed to restrict future site uses and exposure scenarios.

The Town of West Springfield is now looking to market the site for redevelopment for a new commercial use building, with no restrictions. The project goal is to achieve a Permanent Solution without the need for an AUL (i.e., unrestricted future site uses).

2) **Applicable Regulations and Cleanup Standards:**

- a) **Cleanup Oversight Responsibility:** The Town entered into a Brownfields Covenant Not to Sue Agreement with the Massachusetts Attorney General's office for the site in 2016. As the current owner, the Town is now the responsibility party for addressing cleanup for site RTN 1-18846 as a "Municipality with Exempt Status," as defined by Massachusetts General Law, Chapter 21E, Section 2. The Town's environmental consultant / Licensed Site Professional (LSP; a hazardous waste site cleanup professional in Massachusetts) for the former Standard Plating cleanup project will be responsible for cleanup oversight and reporting to MassDEP on behalf of the Town in accordance with the MCP.

- b) **Cleanup Standards for major contaminants:** The major contaminants for the site include heavy metals (including chromium, cadmium, and nickel) and petroleum compounds. MCP Method 1 risk-based cleanup standards are available for the site contaminants. For site soils, the cleanup standards that will be used for comparison to “unrestrictive use” (S-1) standards. For groundwater, only GW-3 cleanup standards are applicable to the site, which are protective of groundwater contamination discharging to downgradient surface water bodies. In addition, in accordance with the MCP, exposure point concentrations in groundwater need to be compared to Method 3 UCLs to determine whether a condition of No Significant Risk of Harm to the environment exist for the site.
- c) **Laws & Regulations Applicable to the Cleanup:** Laws and regulations that are applicable to this cleanup project include MCP regulations for site release RTN 1-18846, as well as the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, state environmental law, and town by-laws. For this cleanup project, Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits (e.g., notify before you dig, soil transport/disposal manifests) will be obtained prior to the cleanup work commencing.

3) **Cleanup Alternatives:**

- a) **Cleanup Alternatives Considered:** To address the remaining contamination at the site, the following alternatives were considered for Parcel I and/or Parcel II:
Alternative #1 - No Action; Alternative #2 - Capping (with Engineering Controls);
Alternative #3 - Excavation with Off-site Disposal; Alternative #4 – Pump and Treat;
and Alternative #5 – In-Situ Remediation.
- b) **Evaluation of Cleanup Alternatives:** To satisfy EPA (and Massachusetts/MCP) requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness – for Parcel I: Alternative #1 - No action would require the placement of an AUL on the property deed to limit future risk to human health, which does not meet the Town’s planned future redevelopment use for the site property. Furthermore, no action would not address the unacceptable risk to the environment that is currently present on Parcel I because of elevated groundwater impacts, although monitored attenuation may show that those levels may decrease to levels that can achieve a Permanent Solution over time. Therefore, this option is not further evaluated.

Alternative #2 -Similar to the no action alternative, capping the contaminated soils would require an AUL be placed on the property deed. Therefore, this option is not further evaluated.

Alternative #3 - Excavation with off-site disposal for the remaining metals-contaminated soils on Parcel I is an effective way to eliminate risk at the site to levels that would allow unrestrictive future use, since contamination would be removed and the exposure pathways will no longer exist.

Alternative #4 - Limited pump and treat completed to date at the site has been shown to be effective in reducing metals contamination in site groundwater on Parcel I, but not to levels that would allow site release closure with a Permanent Solution in the near future. Additional pump and treat of groundwater may further reduce levels to at least below Method 3 UCLs;

Alternative #5 – In-situ remediation has been shown to be effective in stabilizing leachable metals in site soils, but still requires off-site disposal because it does not reduce the total metals concentrations. Also, for the metals-contaminated groundwater on Parcel I, a previous bench-scale testing program completed at the site using in-situ chemical reduction (ISCR) did indicate that metals in groundwater could be reduced to levels at least below Method 3 UCLs.

Effectiveness – for Parcel II: Alternative #1: No action would require placement of an AUL on the property deed to limit future risk to human health, which does not meet the Town’s planned future redevelopment use for this site property. Therefore, this option is not further evaluated.

Alternative #2: Similar to the no action alternative, capping the contaminated soils would require an AUL placed on the property deed. Therefore, this option is not further evaluated.

Alternative #3: Excavation with off-site disposal for the remaining metals-contaminated soils on Parcel II is an effective way to eliminate risk at the site to levels that would allow unrestricted future use, since contamination would be removed and the exposure pathways will no longer exist. Also, as part of earlier response actions, the processed concrete that was placed in the previous excavation in this area was already stabilized for leachable metals, and therefore those materials can be excavated and disposed off-site as a non-hazardous waste. For the deeper, petroleum-contaminated soils that remain on Parcel II, this option can also be effective, but may require some dewatering efforts.

Alternative #4 – Pump and treat is not applicable to Parcel II because there is no significant groundwater contamination on this parcel.

Alternative #5 – In-situ remediation has been shown to be effective in stabilizing leachable metals in site soils (and concrete), but still requires off-site disposal because it does not reduce the total metals concentrations. In-situ oxygen-enhance bioremediation or in-situ chemical oxidation (a more aggressive approach) could be used to reduce petroleum compounds to levels that achieve or approach background in the deeper/subsurface petroleum-contaminated soils that remain on Parcel II.

Effectiveness – General Climate Consideration Notes: Climate change considerations for the effectiveness of the cleanup alternatives is not applicable for the site, other than that subsurface work should not be conducted during or after a significant storm event (e.g., hurricane/tropical storm) when stormwater controls would be more difficult to manage and/or when the groundwater table beneath the site is significantly higher.

Implementability – for Parcel I: Alternative #3 - Excavation with off-site disposal for the remaining metals-contaminated soils on Parcel I is moderately difficult to implement. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., numerous trucks transporting contaminated soils to disposal facilities) are anticipated. Backfilling of the excavation would also be required.

Alternative #4 - Limited pump and treat would involve the installation of one or two remediation wells in the metals-contaminated groundwater “hot spot area” on Parcel I. This would also require the use of a temporary treatment

system similar to what was previously used on the site, and a discharge permit through the sanitary sewer department.

Alternative #5 – It is feasible to stabilize the leachable metals in the shallow soils on Parcel I “in-situ” through physically mixing the solidifying agent in the impacted areas. Again, this alternative still requires excavation and off-site disposal to meet project goals, but this action will reduce disposal costs. For the metals-contaminated groundwater on Parcel I, the use of ISCR would likely require excavation to the groundwater table to allow for the physically mixing the reducing reagents within open excavation areas rather than an in-situ program involving borehole and/or well injections. Using this alternative, the metals may precipitate out from the groundwater through the chemical reduction process and may require additional excavation and off-site disposal.

Implementability – for Parcel II: Alternative #3 – Similar to Parcel I, the excavation with off-site disposal for the remaining metals-contaminated soils on Parcel II would be moderately difficult to implement (see above). For the subsurface petroleum-contaminated soils on Parcel II, the implementation of this alternative would be slightly more difficult due to the deeper excavation needed, and it may also require some dewatering efforts.

Alternative #4 – Pump and treat is not applicable to Parcel II, other than if limited dewatering is warranted for the excavation of subsurface petroleum-contaminated soils.

Alternative #5 – In-situ remediation has already been completed for the processed concrete placed within the previous excavation on Parcel II. The implementation of in-situ remediation for the petroleum-contaminated soils at depth could be done via in-situ program involving borehole and/or well injections, and/or via mixing into the excavation. Due to the small area of petroleum impacts, this could relatively easily be implemented, and this alternative is considered to be a “greener” or more sustainable remedial technology.

Cost – for Parcel I: The costs for Alternative #1 and Alternative #2 are not evaluated.

Alternative #3 - Excavation with off-site disposal for the remaining metals-contaminated soils on Parcel I without stabilization (i.e., disposal as hazardous wastes) would be roughly \$275,000.

Alternative #4 - Limited additional pump and treatment of metals-contaminated groundwater to reduce contaminant levels to at least below Method 3 UCLs (i.e., to achieve a Permanent Solution) would be roughly \$80,000.

Alternative #5 - In-situ stabilization of leachable metals in site soils would add “upfront” remediation costs, but the costs for that remediation, as well as the excavation and off-site disposal of those soils is roughly \$160,000. The use of ISCR for treatment of metals in groundwater on Parcel I would be between roughly \$75,000 and \$125,000.

Cost – for Parcel II: The costs for Alternative #1 and Alternative #2 are not evaluated.

Alternative #3 - Excavation with off-site disposal for the remaining metals-contaminated soils/processed (and previously stabilized) concrete on Parcel II would be roughly \$180,000.

Alternative #4 – Pump and treat is not applicable to Parcel II.

Alternative #5 – The costs to implement in-situ remediation for the petroleum-contaminated soils at depth is roughly \$60,000.

Summary of Projected Cleanup Cost for Applicable Alternatives

	Alternatives	Potentially Effective	Difficulty in Implementing	Costs
Parcel I	Alternative #1 - No Action	NE	NE	-
	Alternative #2 - Capping (with Engineering Controls)	NE	NE	-
	Alternative #3 - Excavation with Off-site Disposal	Yes	Moderate	\$275,000 (soils w/metals)
	Alternative #4 – Limited Pump and Treat	Shown to be somewhat effective for site groundwater	Moderate	\$80,000 (groundwater w/metals)
	Alternative #5 – In-Situ Remediation	Shown to be effective for site soils, and in groundwater during earlier bench-test scale	Moderate	\$160,000 (soils w/metals); \$75,000 to \$125,000 (groundwater w/metals)
Parcel II	Alternative #1 - No Action	NE	NE	-
	Alternative #2 - Capping (with Engineering Controls)	NE	NE	-
	Alternative #3 - Excavation with Off-site Disposal	Yes	Moderate	180,000 (treated soils-concrete w/metals)
	Alternative #4 – Limited Pump and Treat	Not applicable	Not applicable	-
	Alternative #5 – In-Situ Remediation	Yes	Moderate (greener technology)	\$60,000 (soils w/petroleum)

NE - not evaluated because does not meet project goals.
Highlighted cost items were selected.

- c) **Recommended Cleanup Alternative:** The recommended cleanup alternatives for achieving the project goals at the two site parcels are as follows:

Parcel I - Excavation with off-site disposal for the remaining metals-contaminated soils on Parcel I with “in-situ” stabilization (Alternative #5), and additional limited pump and treatment of the metals-contaminated groundwater (Alternative #4). If in-situ treatment of the groundwater is determined to be similar in costs (and presumably as effective) at the time of cleanup, then this “greener” alternative may be selected.

Parcel II - Excavation with off-site disposal for the remaining metals-contaminated soils/processed (and previously stabilized) concrete (Alternative #3), and in-situ remediation of the deeper, petroleum-contaminated soils that remain on Parcel II (Alternative #5).

Green and Sustainable Remediation Measures for Selected Alternative

To make the selected alternative greener, or more sustainable, several techniques are planned in addition to the selected alternatives reviewed above. The most recent Best Management Practices (BMPs) issued under ASTM Standard E-2893: Standard Guide for Greener Cleanups will be used as a reference in this effort. The Town will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with advanced emissions controls operated on ultra-low sulfur diesel. In addition, the Town plans to ask bidding cleanup contractors to propose additional green remediation techniques in their response to the Request for Proposals for the cleanup contract.

Community Notification Documentation
Copy of Ads to Public

Notice of Public Hearing

The West Springfield Office of Community Development will hold a Public Hearing on November 9, 2017 at 5:30 p.m. at the Merrick Station, 389 Main Street, West Springfield, MA.

The purpose of this meeting will be to solicit comments from any person or organization wishing to be heard in regard to the Town's grant proposal to the Environmental Protection Agency for funding to further clean up the brownfield site at 974 Main Street, formerly known as Standard Plating.

A copy of the grant proposal (including the draft Analysis of Brownfield Cleanup Alternatives) will be available for review from November 1st through November 9th. The document is available for viewing at Merrick Station, 389 Main Street, between Monday and Friday from 8:00 AM to 4:30 PM, excluding holidays. Any comments may be submitted by calling (413) 263-3044, by emailing at sszczebak@townofwestspringfield.org, in person at 389 Main Street, West Springfield, MA between 8:00 AM and 4:30 PM, or at the public hearing on November 9th. Translation services are available upon advanced request.

All interested community members are invited to attend. The meeting will be held in the Park & Rec Satellite Center at the rear of 389 Main Street. The building is handicapped accessible.

Извещение о публичных слушаниях

09 ноября 2017 г. в 17:30 Управление Западного Спрингфилда по вопросам развития местной инфраструктуры организует публичные слушания на станции Меррик (Merrick Station) по адресу: 389 Main Street, West Springfield, MA.

Это заседание организуется с целью получение комментариев / замечаний от частных лиц или организаций относительно заявки на грант администрации города Агентству охраны окружающей среды для финансирования продолжения работ по очистке экологически неблагополучного района города по адресу 974 Main Street, известного ранее как «Standard Plating».

В период с 01 по 09 ноября будет доступна для анализа копия этой заявки на грант (в том числе и проект Анализа альтернативных методов очистки экологически неблагополучного района) на станции Меррик по адресу 389 Main Street, с понедельника по пятницу с 08:00 до 16:30, за исключением праздничных дней. Ваши комментарии / замечания принимаются по телефону (413) 263-3044, электронной почте sszcebak@townofwestspringfield.org, по адресу 389 Main Street, West Springfield, MA с 08:00 до 16:30, или в ходе публичных слушаний 09 ноября. Услуги переводчиков предоставляться по предварительному запросу.

Приглашаем всех заинтересованных членов сообщества. Заседание будет проходить в «Park & Rec Satellite Center» по адресу 389 Main Street (вход со двора). Здание оборудовано для лиц с ограниченными физическими возможностями.

Anuncio para la audiencia pública

La oficina West Springfield del Desarrollo Comunitario celebrará una audiencia pública el 9 de noviembre de 2017 a las 5:30 p.m. en la estación Merrick, 389 Main Street, West Springfield, MA.

El propósito de esta reunión será para solicitar comentarios de cualquier persona u organización que deseen ser escuchados en relación a la propuesta de subvención de la ciudad a la Agencia de Protección Ambiental para financiar la limpieza del sitio brownfield en 974 Main Street, conocida anteriormente como Standard Plating.

Una copia de la propuesta de subvención (incluyendo el análisis preliminar de Brownfield Cleanup Alternatives) estará disponible para su revisión desde el 1 de noviembre hasta el 9 de noviembre. El documento está disponible para su visualización en la estación Merrick, 389 Main Street, entre lunes y viernes de 8:00 AM a 4:30 PM, excepto días festivos. Por cualquier comentario puede llamar al (413) 263-3044, por correo electrónico a sszcebak@townofwestspringfield.org, en persona en 389 Main Street, en West Springfield, MA entre las 8:00 AM y 4:30 PM, o en la audiencia pública del 9 de noviembre. Servicios de traducción están disponibles bajo previa petición.

Todos los miembros de la comunidad interesados están invitados a asistir. La reunión se celebrará en el Park & Rec Satellite Center en la parte trasera de 389 Main Street. El edificio es accesible para personas con minusvalía.



Town of West Springfield

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A copy of the grant proposal (including the draft Analysis of Brownfield Cleanup Alternatives) will be available for review from November 1st through November 9th. The document is available for viewing at Merrick Station, 389 Main Street, between Monday and Friday from 8:00 AM to 4:30 PM, excluding holidays. Any comments may be submitted by calling (413) 263-3044, by emailing at sszczebak@townofwestspringfield.org, in person at 389 Main Street, West Springfield, MA between 8:00 AM and 4:30 PM, or at the public hearing on November 9th. Translation services are available upon advanced request.

All interested community members are invited to attend. The meeting will be held in the Park & Rec Satellite Center at the rear of 389 Main Street. The building is handicapped accessible.

Boost Post



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Comment



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Write a comment...

Threshold Criteria Attachments Page 37



For The Record...

Homework help at library

On Tuesdays and Wednesdays through Dec. 13, the Public Library's Youth Room is offering homework help for students in Grades 1-8. A tutor will be available on Tuesdays from 3:30 - 5:30 p.m. and Wednesdays, 6:30 - 8:30 p.m. (no homework help offered during Halloween and Thanksgiving weeks).

This new program is made possible with a grant from the UnitedBank Foundation of Massachusetts.

Family hike is Nov. 4

The West Springfield Environmental Committee is planning an interpretive nature walk for Saturday, Nov. 4, at 11 a.m., that will run for a one-mile round trip in the Bear Hole watershed.

The walk will start from the parking lot at the end of Bear Hole Road, off Dewey Street.

The committee says the hike is ideal for younger children who aren't quite at the age yet to engage with longer hikes, but are old enough to want to learn about nature and for someone who prefers a shorter hike versus the committee's usual longer treks.

This family-themed nature walk with naturalist Tammy Olszewski will pass over easy terrain while she provides an energized guided hike to the glen of the historic Bear Hole restaurant site and back. She's a crowd pleaser for all age brackets, committee members say, who points out all sorts of interesting facts and finds along the way, while answering any questions participants have about the creatures that call Bear Hole home.

The glen is a wetland zone that includes Paucatuck Brook, the northerly tip of the reservoir's edge and abutting woodlands. It's a complex ecosystem, including supporting a beaver that has taken up residence at that end of the reservoir.

All participants who register online will receive a free voucher to Friendly's Restaurant and will also have an opportunity to participate in raffles (proceeds support trail initiatives) including, but not limited to, a gift card to Liquori's Pizza, IHOP, as well as a raffle to win a paracord survival bracelet with a flint fire starter and built-in emergency whistle.

Go to the EVENTS link at wsenviromentalcommittee.org to register and for more info. Questions? E-mail Todd at wsgsd@comcast.net.

Standard Plating hearing Nov. 9

The Office of Community Development will hold a public hearing on Nov. 9 at 5:30 p.m. at Merrick Station, 389 Main St.

The purpose of this meeting will be to solicit comments from any person or organization wishing to be heard in regard to the town's grant proposal to the Environmental Protection Agency for funding to further clean up the brownfield site at 974 Main St., formerly known as Standard Plating.

All interested community members are invited to attend. The meeting will be held at the rear of 389 Main St. The building is handicapped accessible.

A copy of the grant proposal (includ-

ing the draft Analysis of Brownfield Cleanup Alternatives) will be available for review from Nov. 1 - Nov. 9. The document is available for viewing at Merrick Station (which houses the Community Development office) Monday-Friday, 8 a.m. to 4:30 p.m.

Any comments may be submitted by calling (413) 263-3044, by emailing sszczebak@townofwestspringfield.org, delivered in person at 389 Main St., or at the public hearing on Nov. 9.

Translation services are available upon advanced request.

"No First Time" Nov. 16

The West Springfield CARE Coalition invites the community to attend an event entitled "No First Time," at 6 p.m., on Thursday, Nov. 16, in the High School auditorium (425 Piper Road).

The program, presented by The Evan Foundation, includes one family's story of loss, an educational component from a Massachusetts state trooper, and a recovering addict's message about awareness.

Homework help will be available from the high school's Key Club and National Honor Society members.

Prior to the "No First Time" presentation, a free pasta supper provided by the Lions Club will be held from 5:30-6 p.m. in the High School dining commons. The pasta supper and CARE event are free and open to the public. All are welcome.

Go to wsps.org 'Latest News' or the CARE Coalition Facebook and Twitter page to view the flyer. For more information, call 263-3290 or email mountain@wsps.org.

School breakfast, lunch program

The school district is participating in a free breakfast and lunch program, referred to as the Community Eligibility Provision. All students enrolled at the following schools may participate in this program at no charge: Middle School, Philip G. Coburn Elementary School, Memorial Elementary School, Mittineague Elementary School, and John Ashley School.

Household applications are not required to receive free meals, but applications may be distributed by the school to collect household income data for other programs that require this information. All students will be served breakfast and lunch at no charge at these schools.

For more information, contact: West Springfield Public Schools, Attention: Dario Nardi / Supervisor of School Cafeterias, 26 Central St., 4th Floor, West Springfield MA 01089 Tel: (413) 263-3180, Fax: (413) 739- 8748, email: nardi@wsps.org.

Next week's meetings

All meetings at town hall, 26 Central St.

Monday, Zoning Board of Appeals, 6:30 p.m., auditorium, 2nd floor.

Tuesday, School Committee, 7 p.m., auditorium.

Wednesday, Conservation Commission, 6 p.m., auditorium.

Compiled from press releases, interviews, town documents and other sources.

State Law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and / or manager's lien of the herein-after described and stored at the U-Name-It Self Storage, LLC at: 203 Circuit Ave. West Springfield, MA 01099 (413-781-3618 and 413-781-3619).

And, due notice having been given, to the owner of the said property and all parties known to claim an interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold at public auction at online, www.StorageTreasures.com to the highest bidder or otherwise disposed of on Friday, October 20, 2017. Units include Household Goods, Furniture, tools, TV etc. and see pictures in online.

Customer Name:
Angel Montez, Felix J. Baez Quinones, Tainacoral Reyes-Acevedo, EE Transportation (Elias Escaraman), Naathan Nihili, Jamie Nihili, Cassandra Taylor, Chuck Linderme, Dasmine Atkins, Elizabeth Rosario, Ivelisse Ortiz, Marisol Montanez, Mark A. Dufault, Lamont Whitebear, John A. Fontaine, Jr., Andrew Gorecki, John Juke, Eric S. Greene, Gennette Reed, Scott Champion, Augustine Jimenez, Patrick Tanner, Kelly La Montague, Maureen Scott, Michelle L. Iglesias, Monserate Ortiz, Malcolm Burris, Samantha Trombley, Nicole Teltlow, Jennifer Rose, Pierre Banning, Debra Flynn, Kim Higgins, Jaquela Wilson, Anthony Matos, Carlos Rodriguez.

Oct. 12, 19

Legal Notice

West Springfield Conservation Commission

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In addition to publication of this legal notice in the West Springfield Record, it will be posted on the Massachusetts Newspaper Publishers

Morgan Auditorium on the second floor of the Municipal Office Building, 26 Central St.

Kevin Cote, Chairman

Oct. 19

Commonwealth of Massachusetts
The Trial Court
Probate and Family
Court Department
Hampden Division
50 State Street
Springfield MA 01103
(413) 748-7758

Docket No. HD17P1908EA
INFORMAL PROBATE
PUBLICATION NOTICE
Estate of: ALBERTA EXCILE LEES
Also Known As:
ALBERTA E. LEES

Date of Death: July 19, 2017
To all interested persons in the above captioned estate, by Petition of

Petitioner LORI J LEES of WEST SPRINGFIELD MA

a Will has been admitted to informal probate.
LORI J LEES of WEST SPRINGFIELD MA

has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

Oct. 19

NOTICE OF PUBLIC HEARING
The West Springfield Town Council will hold a public hearing on Monday, November 6, 2017, at 6:00 p.m. in Council Chambers on the second floor of the J. Edward Christian Municipal Office Building, 26 Central Street, West Springfield, MA.

tablish a Board of Appeals consisting of five (5) members. The petitioner is Mayor William Reichelt.

A complete copy of the proposed Zoning Ordinance amendment may be inspected in the Planning Department Monday through Friday between the hours of 8:30 a.m. and 4:00 p.m. Notice also published at: <http://masspublicnotices.org/>

Respectfully,
George D. Condon, III
President

Oct. 19, 26

Notice of Public Hearing
The West Springfield Office of Community Development will hold a Public Hearing on November 9, 2017 at 5:30 p.m. at the Merrick Station, 389 Main Street, West Springfield, MA.

The purpose of this meeting will be to solicit comments from any person or organization wishing to be heard in regard to the Town's grant proposal to the Environmental Protection Agency for funding to further clean up the brownfield site at 974 Main Street, formerly known as Standard Plating.

A copy of the grant proposal (including the draft Analysis of Brownfield Cleanup Alternatives) will be available for review from November 1st through November 9th. The document is available for viewing at Merrick Station, 389 Main Street, between Monday and Friday from 8:00 AM to 4:30 PM, excluding holidays. Any comments may be submitted by calling (413) 263-3044, by emailing at sszczepa@townofwestspringfield.org in person at 389 Main Street, West Springfield, MA between 8:00 AM and 4:30 PM, or at the public hearing on November 9th. Translation services are available upon advanced request.

All interested community members are invited to attend. The meeting will be held in the Park & Rec Satellite Center at the rear of 389 Main Street. The building is handicapped accessible. Notice also published at: <http://masspublicnotices.org/>

Oct. 19

WS Record
516 Main St
736-1587

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Meeting will be held in the Justin Morgan Auditorium on the second floor of the Municipal Office Building, 26 Central St.

Kevin Cote, Chairman

Oct. 19

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Frank V. Palange
Chairperson, Planning Board

Oct. 12, 19

Classified ads
25 words for \$7

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Traffic Rules and Orders.
ADD THE FOLLOWING LANGUAGE TO ARTICLE V, ONE WAY STREETS SECTION 1, SUBSECTION "C":

Cedar Avenue, from Kings Highway to Westfield Street, in the southerly direction.

As required by the Home Rule Charter and any other action relative thereto.

Copy of said Order may be obtained in the Council office during regular business hours of 8:00 a.m. and 4:00 p.m. Notice also published at: <http://masspublicnotices.org/>

Very truly yours,
George D. Condon, III
Council President

Oct. 19



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6:05 p.m. in the second floor Auditorium located in the J. Edward Christian Municipal Office Building, 26 Central Street, West Springfield, MA.

The purpose of the meeting is to hold a hearing to consider a Special Permit Review application for relief from Section 9.091, Off-Street Parking and Loading Standards for the waiver of nine (9) parking spaces for the operation of an 800 square foot convenience store at the property located at 242 Memorial Avenue the Business A (BA) zoning district. The applicant is Alaa Ajmera and owner is H & P Realty of Stamford, CT.

Plans and correspondence related to the proposed application are on file in the Planning Department and can be seen Monday through Friday between the hours of 8:30 a.m. and 4:00 p.m. Notice also published at: <http://masspublicnotices.org/>

Respectfully,
Frank V. Palange
Chairperson, Planning Board

Oct. 12, 19

email us at
wsrecord@comcast.net



State Law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and / or manager's lien of the herein-after described and stored at the U-Name-It Self Storage, LLC at: 203 Circuit Ave. West Springfield, MA 01089 (413-781-3618 and 413-781-3619).

And, due notice having been given, to the owner of the said property and all parties known to claim an interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold at public auction at online, www.StorageTreasures.com to the highest bidder or otherwise disposed of on Friday, October 20, 2017. Units include Household Goods, Furniture, tools, TV etc. and see pictures in online.

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Oct. 19

Commonwealth of Massachusetts
The Trial Court
Probate and Family
Court Department
Hampden Division
50 State Street
Springfield MA 01103
(413) 748-7758

Docket No. HD17P1908EA
INFORMAL PROBATE
PUBLICATION NOTICE
Estate of: ALBERTA EXCILE LEES

Also Known As:
ALBERTA E. LEES

Date of Death: July 19, 2017
To all interested persons in the above captioned estate, by Petition of

Petitioner LORI J LEES of WEST SPRINGFIELD MA

a Will has been admitted to informal probate.
LORI J LEES of WEST SPRINGFIELD MA

has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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President

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Chairperson, Planning Board

Oct. 12, 19

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25 words for \$7

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Cedar Avenue, from Kings Highway to Westfield Street, in the southerly direction.

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Council President

Oct. 19



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Respectfully,
Frank V. Palange
Chairperson, Planning Board

Oct. 12, 19

email us at
wrecord@comcast.net



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< November 9, 2017 >

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26	27	28	29	30		

November 9, 2017 Thursday

12:30 PM - 1:30 PM

Mayor Reichelt's Community Hours

Please Contact Joan George to make an appointment 413-263-3041. No appointment required.

Where: Town Hall - Mayor's Office, 26 Central Street, West Springfield, MA, 01089

View Details

5:30 PM

Public Hearing - Community Development

The West Springfield Office of Community Development will hold a Public Hearing on November 9, 2017 at 5:30 p.m. at the Merrick Station, 389 Main Street, West Springfield, MA.

The purpose of this meeting will be to solicit comments from any person or organization wishing to be heard in regard to the Town's grant proposal to the Environmental Protection Agency for funding to further clean up the brownfield site at 974 Main Street, formerly known as Standard Plating.

A copy of the grant proposal (including the draft Analysis of Brownfield Cleanup Alternatives) will be available for review from November 1st through November 9th. The document is available for viewing at Merrick Station, 389 Main Street, between Monday and Friday from 8:00 AM to 4:30 PM, excluding holidays. Any comments may be submitted by calling (413) 263-3044, by emailing at sszczebak@townofwestspringfield.org, in person at 389 Main Street, West Springfield, MA between 8:00 AM and 4:30 PM, or at the public hearing on November 9th. Translation services are available upon advanced request.

All interested community members are invited to attend. The meeting will be held in the Park & Rec Satellite Center at the rear of 389 Main Street. The building is handicapped accessible.

Where: Merrick Station, 389 Main St, West Springfield, MA, 01089

View Details

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West Springfield, MA

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Navigation

Planning & Development Home

Building Division ▶

Community Development Division

Conservation Division

Planning Division ▶

Mayor

Schools

Parks & Recreation

Community Development Division

NOTICE OF PUBLIC HEARING

The West Springfield Office of Community Development is a recipient of Community Development Block Grant (CDBG) funds from HUD, administered by the Massachusetts Department of Housing and Community Development. There are currently several CDBG-funded programs administered by this office. The primary geographic area for these programs is the Southeast Target Area, which includes the Merrick, Memorial, Sand Hill, and Center neighborhoods.

Contact Us

Sarah Szczebak

Block Grant Project Coordinator

T: 413-263-3044

The Housing Rehabilitation Program

The Housing Rehabilitation Program provides eligible homeowners with loans, and sometimes grants, in order to address code violations and improve living conditions for low-and moderate-income households. Some examples of eligible repairs are as follows, but are not limited to:

electrical	foundation repair	painting/sheetrock
sillwork	doors/windows	handicap accessibility
chimneys/roofs	asbestos removal	floors/foists
boilers/furnaces	insulation	plumbing
bathrooms	hot water systems	lead paint removal

Sanitary Code Enforcement

Threshold Criteria Attachments Page 42

Community Notification Documentation

Summary of Comments Received

Summary of Comments

The Town did not receive any comments outside of the public hearing. Below is a summary of the comments received at the public hearing held on November 9, 2017.

- Attendees expressed concern that cars were being parked illegally on the site. Several suggestions were made, including fencing the site and charging to allow parking.
- There was much discussion regarding the requirement of previous received funding that jobs must be created on the site. Attendees had many suggestions as to what types of developments should and should not be permitted, as well as the feasibility of the redevelopment of the site.
- The Licensed Site Professional explained the options outlined in the ABCA. No comments were received.
- One attendee inquired if the contaminants on the site were impacting the neighbors. An attendee inquired as to how deep the excavations would need to be to remove the contaminants from the site.

Community Notification Documentation

Responses to Public Comments

Responses to Comments Received

The Town did not receive any comments outside of the public hearing. Below is a summary of the comments received at the public hearing held on November 9, 2017.

- Attendees expressed concern that cars were being parked illegally on the site. Several suggestions were made, including fencing the site and charging to allow parking.
 - Response: Sarah stated that she would pass these concerns and suggestions along to her superiors.
- There was much discussion regarding the requirement of previous received funding that jobs must be created on the site. Attendees had many suggestions as to what types of developments should and should not be permitted, as well as the feasibility of the redevelopment of the site.
 - Response: Sarah stated that the West Springfield Redevelopment Authority would be handling the redevelopment of the site. An extensive draft Request for Proposals has already been drafted, but Sarah will pass along the additional comments so that they can be incorporated into the RFP.
- The Licensed Site Professional explained the options outlined in the ABCA. No comments were received.
- One attendee inquired if the contaminants on the site were impacting the neighbors.
 - Response: The Licensed Site Professional explained that testing had been completed off site and it was found that the contaminants had not migrated. The contaminants remaining on the site are secure and will not impact the neighbors.
- An attendee inquired as to how deep the excavations would need to be to remove the contaminants from the site.
 - Response: The Licensed Site Professional responded that the excavations would be about 10 feet deep.

Community Notification Documentation

Public Meeting Minutes

FY 18 EPA Brownfield Cleanup Grant
Public Hearing Minutes
November 9, 2016, 5:30 PM
389 Main Street, West Springfield, MA

The meeting was called to order at 5:34 PM. Sarah Szczebak introduced herself and Todd Kirton, the Licensed Site Professional from Tighe & Bond. Sarah explained that during the hearing, she would be presenting a brief overview of the site history and former uses, what cleanup actions have already occurred, and what options are being considered for future cleanup at the site, as outlined in the ABCA. Sarah emphasized that participants should ask any questions or add any comments at any time throughout the hearing.

After the introduction, including the history of the site before the Town took ownership and what cleanup had already occurred, an attendee inquired about the cars being parking on the site. Sarah replied that the neighbors and a local car dealership had been illegally parking on the site without the Town's permission. Another attendee asked if the cars were adding to the contamination on the site, to which Todd replied that they were not.

An attendee suggested that perhaps the car dealership might purchase the site after it has been cleaned up. Sarah explained that the purpose of the previous grant that had been received to clean the site was to create jobs. As part of that grant, a different public hearing had been held to determine what uses area residents would like to see and what uses they would not want on the site. Automotive uses, including the parking of cars, will not be permitted on the site. Another attendee inquired if the jobs that are required as part of the previous grant were temporary construction jobs or if they were permanent jobs. Sarah replied that the jobs that are to be created must be permanent jobs. That same attendee stated that he was concerned that due to the small size and awkward shape of the lot, combined with zoning restrictions and the redevelopment costs, that the site would be undevelopable, even if cleaned. He was concerned that the desired types of reuses for the site (doctor's office, insurance company, etc.) would be such small businesses that they wouldn't be able to afford the costs to redevelop the site. A larger developer that could afford the costs may not be interested in the site due to its small size. Sarah replied that once the site was cleaned, a request for proposals would be issued to developers. Aside from zoning restrictions and what the Redevelopment

Authority had determined to be desirable and undesirable uses, the Town is trying to leave the site as open to potential development as possible.

Another attendee expressed concern about parking on the site and available commercial buildings elsewhere in Town. That attendee also stated that he felt that green space would be a better reuse of the site than commercial development. Sarah stated that green space would not be an option, since it wouldn't comply with the criteria of the previous grant to create jobs. She added that it could be specified in the request for proposals that public green space would be an ideal part of the redevelopment, but it wouldn't be the entire reuse of the site. Another attendee inquired if the site has been actively marketed at all or if there's been any interest in the site by developers. Sarah replied that the site has not been marketed because it is not ready for redevelopment because it is awaiting further cleanup. She stated that she was not aware of any developers expressing interest in the site yet. One attendee inquired if a potential developer could buy the two nearby houses and one business and demolish them to increase the size of the lot. He stated that he felt that would be the best option if there was limited interest in the site due to its small size. Sarah stated that the Town had not explored that option and did not have any intention of doing so at this point in time. The three lots in question are all privately owned. A potential developer could negotiate with those landowners to purchase that land, but the Town does not have any plans to move in that direction.

Another attendee expressed concern about the effect that Amazon was having on small, local businesses. She stated that she felt the Town may need to hire someone in a few years to help small businesses compete with Amazon and remain relevant. It also mentioned that the casino that will be coming to the neighboring community may help or hurt businesses in West Springfield. There was consensus that the site needed to be cleaned up regardless of what type of business comes along to develop the site. If the Town doesn't clean the site, it will never be cleaned and it would remain a vacant lot forever.

An attendee inquired if there were any plans for temporary uses for the site while we are waiting to hear if grant funding is awarded to clean the site. Sarah stated that there were no plans for temporary uses since the site currently is contaminated. Todd explained that the contamination is on both parcels and while the contamination doesn't completely cover the entire site, it's not feasible to carve out and uncontaminated area that would be safe for a temporary use. Todd provided a detailed history of the contaminants on the site and what remediation activities have taken place to date.

One attendee stated that she had heard that the local car dealership that is parking illegally on the site has expressed interest in moving their administrative offices. She thought that they might be interested in purchasing and redeveloping the site. Sarah stated that would be an acceptable potential reuse. The future request for proposals will be widely advertised, so hopefully that developer would submit a proposal if they are interested.

Todd explained the current site conditions and how difficult it would be for a potential developer to work within those restrictions. Todd then explained the alternatives listed in the ABCA. An attendee asked about the likelihood of the Town receiving the grant. Sarah stated that she had attended an instructional meeting for the grant, and felt that the Town may have a good chance of receiving funding since so much money has already been spent on the site. However, it is a competitive national grant, so nothing can be said with certainty at this point. Sarah explained how much each application will request for funding and how much the Town will be required to contribute as part of the cost share. An attendee inquired if the Town could instead receive the funding from the Community Preservation Committee. Sarah stated the environmental cleanup is not an eligible activity under the Community Preservation Act. Sarah discussed the proposed timeline for the EPA funding. Todd stated that if the funding was received and contracts were signed within the proposed timeline, it may be possible for all of the work to be completed by the end of 2018 (weather permitting). Attendees were in agreement with the proposed alternatives from the ABCA that the Town would like to pursue, should the funding be received.

One attendee inquired if the contamination was impacting the neighbors in any way. Todd stated that there is no chance the contaminants on the site will impact the neighbors. Testing has already been completed throughout the area (off site) and the contamination has not spread off of the site. The only risk is if someone were to dig on the site, which will not be permitted.

An attendee asked if there had been any thought of installing a fence to prevent the illegal parking on the site. Sarah said she would pass along the fence suggestion to her superiors. Another attendee stated that if we should start invoicing the car dealership since they're parking on the site anyways. Todd stated that he would be concerned if we allowed cars to be parked on the site because it could potentially contribute to contamination on the site and jeopardize funding. Someone suggested that allowing the parking of new cars instead of cars being repaired might be an option.

An attendee inquired how deep the excavations would need to be to clean the site. Todd replied that we had already excavated to 15 feet to remove contaminants with the previous grant, but if we receive the EPA funding, we would probably only need to excavate to around 10 feet to remove all of the contaminants. Todd showed some pictures of the previous excavation and abatement.

Upon asking if there were any further questions or comments, the meeting was adjourned at 6:17 PM.

Community Notification Documentation

Meeting Sign-In Sheet

EPA Cleanup Grant Application
Public Meeting
November 9, 2017 5:30 PM

Sign-In Sheet

Name	Company (If applicable)	Address
Todd Kirtan	Tight & Bond	53 SR Westfield MA
George Gann	City Council	159 Sibley Ave W. Springfield MA
Jill Fournier		48 Plateau Center
Michael Eger	Town Council	12 Royce Court Ab
Dori Hayes	Pct 1+2 Comm	27 Elm Ave
Edward J. Pardo	Pct 1+2 Comm	28 Allen St
Kathleen Curran	Pct. 1+2 Comm	95 Heywood Avenue

Cost Share Documentation

Town of West Springfield

26 Central Street, Suite 23
West Springfield, MA 01089-2785



(413) 263-3041
wreichelt@West-Springfield.ma.us

William C. Reichelt
Mayor

November 6, 2017

Ms. Sarah Szczebak
CDBG Project Coordinator
Community Development Office
389 Main Street
West Springfield, MA 01089

Dear Ms. Szczebak:

The Town of West Springfield is committed to spending \$10,000.00 of in-kind services for the Standard Plating project at 974 Main Street as part of our application to the Environmental Protection Agency for Brownfield Cleanup funding. These in-kind services will be in the form of staff time for work performed on this project. Specifically, the majority of the time devoted to the project will be the time of the Community Development Office staff, who will have primary oversight responsibility for this project. Additional in-kind services provided by the Town of West Springfield will include staff time devoted to the project by the Planning and Development Office, the Mayor's Office, the Department of Public Works, and the Finance Department.

The Town of West Springfield fully supports the cleanup and redevelopment of the former Standard Plating site. The remediated and redeveloped of this site will have a significant impact on the neighborhood.

Sincerely,

William C. Reichelt
Mayor

CC: Douglas Mattoon, Director Planning and Development
Rob Colson, Director, Department of Public Works
Sharon Wilcox, Chief Financial Officer
File

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/15/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Town of West Springfield

* b. Employer/Taxpayer Identification Number (EIN/TIN):

04-6001352

* c. Organizational DUNS:

0262832130000

d. Address:

* Street1:

26 Central Street

Street2:

* City:

West Springfield

County/Parish:

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

01089-2797

e. Organizational Unit:

Department Name:

Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Sarah

Middle Name:

* Last Name:

Szczebak

Suffix:

Title:

CDBG Project Coordinator

Organizational Affiliation:

* Telephone Number:

(413) 263-3044

Fax Number:

* Email:

sszczebak@townofwestspringfield.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-09

* Title:

FY18 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Former Standard Plating Site-Parcel 2

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="20,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="220,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: